

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.	Apologies For Absence
	To receive apologies of absence from the meeting.
2.	Minutes (Pages 5 - 13)
	To receive the Minutes from the meeting held on the 3 rd October 2024

3.	Declaration of Interest
	<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.	Agreement of Agenda between Parts I and II
	That the Agenda as circulated be agreed.
5.	Urgent Matters
	Information to be brought forward with the permission of the Chair.
6.	Public Participation
	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.	Planning Applications
	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)	Application No. 1/0774/2024/FUL (Pages 14 - 20)
	Proposed start hill hut - Bideford BMX Club, Bideford BMX Clubhouse, Avon Road
(b)	Application No.1/0972/2023/OUT (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)	Application No.1/0603/2024/FUL (Pages 34 - 47)
	Demolition of existing dwelling and erection of replacement dwelling, with associated engineering works - Croeso, 2 Green Lane, Appledore.
8.	Appeal Decisions Summary
	There are no Appeal Decisions
9.	Costs on Appeals
	There are no Costs on Appeals

10.	Delegated Decisions - AGMB Applications (Pages 48 - 49)
	List of Delegated AGMB Decisions for the period 25/09/2024 – 22/11/2024
11.	Planning Decisions (Pages 50 - 64)
	List of Delegated Planning Decisions, Consultee Abbreviations and Application Types enclosed 25/09/2024 - 22/11/2024.
12.	Exclusion of Public
	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.	Part II - Closed Session
	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 Torrington 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
 Website: www.torridge.gov.uk/speakplanning

TORRIDGE DISTRICT COUNCIL

PLANS COMMITTEE MEETING

Town Hall - Bridge Street, Bideford, EX39 2HS

Thursday, 3 October 2024 - 9.30 am

PRESENT 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

ALSO PRESENT S Dorey - Head of Legal & Governance (Monitoring Officer)
H Smith - Planning Manager
L Davies - Development Management Team Leader
P Stapley - Principle Planner
T Vanstone - Senior Electoral & Democratic Services Officer
K Brown - Democratic Services Officer

22. APOLOGIES FOR ABSENCE

No apologies were received.

23. MINUTES

It was proposed by Councillor C Leather, seconded by Councillor J Whittaker and - Resolved:

The Minutes of the meeting held on 12th September 2024 were agreed and signed as a correct record.

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr D Bushby	X		
Cllr K Hames	X		
Cllr K Hepple	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D Smith	X		
Cllr P Pennington			X
Cllr C Wheatley	X		
Cllr J Whittaker	X		

(Vote: For - 8, Against – 0, Abstention - 1)

24. DECLARATION OF INTEREST

The Chair reminded Members to declare their interests when the relevant item was up for discussion. Declarations of interest were made as indicated below and in accordance with the previously agreed arrangements for “dual-hatted” Members.

25. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

There were no Part II items.

26. URGENT MATTERS

No matters were brought forward.

27. PUBLIC PARTICIPATION

The Chair advised the Committee and members of the public of the details in respect of the Council’s public participation scheme.

28. PLANNING APPLICATIONS

(a) Application No. 1/1179/2023/LA

The following Councillors had attended the virtual site visit:

Councillors: D Bushby, P Hames, K Hepple, C Leather, R Lock, P Pennington, C Wheatley, J Whittaker and D Smith.

Application No. 1/1179/2023/LA - Erection of Clean Maritime Innovation Centre incorporating office space, workshop space and extension and repairs to quay wall - Middle Dock, New Quay Street, Appledore.

Interests: Councillors Whittaker and Hames declared personal interests – dual hatted – Northam Town Council.

Officer recommendation: Grant

This application has been referred to Plans Committee for determination as the applicant is Torridge District Council and the development is located on Council owned land.

Prior to the presentation Members were advised of the following update:

An additional representation had been received from Natural England highlighting their previous objection. They referred to S28i Part 6 of

the Wildlife and Countryside Act and that if the application were approved a consultation period of 21 days would be necessary.

The Development Management Team Leader presented the report and informed Members of the main planning considerations.

A discussion took place where the Planning Manager and Development Management Team Leader provided further information and advice on concerns raised as follows:

- Cycle parking is on site as detailed in the site plan.
- A condition is in place requesting samples of cladding therefore an informative could be added illustrating a lighter shade may be required, however until samples are seen no judgement can be made.
- The nearest property to the development situated in South Road would have the view of a single storey building, looking across the roof.
- The obscure glazing condition has been put on the Benson building for the closest new build in New Street.
- Reuse of stone – there was an intention to retain material that came from the Benson Building however the quality is questionable therefore has not been retained. The stone may be suitable for the retaining wall.
- The NPPF and Local Plan policy DM08 does allow for loss of priority habitat. Ordinarily this application should be refused however the public and economic benefits outweighs the harm.
- Clarification was given on why officers did not think there was an amenity issue with the first-floor office building view towards the residential properties.
- The Head of Legal & Governance (Monitoring Officer) clarified, from a TDC perspective, that initially there will be two Electric Vehicle charging points on site with the infrastructure for more moving forward, and that TDC's Sustainability & Climate Officer has been heavily involved in the project and the building will be an A** green efficient building.
- The Highways Officer addressed concerns raised by Members that included:
 - Vehicles using the site;

- Parking;
- Section 106
- Cycle way and foot path;
- The site will be gated to prevent residential parking.
- The Head of Legal & Governance (Monitoring Officer) advised of legislative reasons why a S106 agreement could not be made, and planning conditions can only be added to an application if they are necessary for the development.
- There is no condition in the recommendation for a travel plan, however this could be considered in the future once occupiers on the site are known.
- Discharge of conditions would not have to come back committee.

During the discussion Councillor D Bushby moved to approve the application. Following comments on the obscure glazing Councillor C Leather seconded Councillor D Bushby's proposal however asked for a condition to be added that obscure glass be installed to Block A, west elevation, first floor level, Councillor D Bushby agreed to the amendment.

Councillor P Hames proposed an amendment to the current motion, that a traffic and travel management plan be added, the Head of Legal & Governance (Monitoring Officer) confirmed as the amendment to the motion was not agreed by the proposer or seconder it would not be added to the proposal.

It was proposed by Councillor D Bushby, seconded by Councillor C Leather that the application be approved subject to the updates above.

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr D Bushby	X		
Cllr K Hames			X
Cllr K Hepple	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D Smith	X		
Cllr P Pennington	X		
Cllr C Wheatley	X		

Cllr J Whittaker	X		
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(Vote: For - 8, Against – 0, Abstention - 1)

RESOLVED:

That the application be Granted subject to the conditions set out in the report and the additional condition regarding obscure glass.

The Planning Manager read out statements from both Councillor L Ford as Ward Member and Chris Oliver objecting to the application.

(b) Application No. 1/0277/2024/FUL

The following Councillors had attended the virtual site visit:

Councillors: D Bushby, P Hames, K Hepple, C Leather, R Lock, P Pennington, C Wheatley, J Whittaker and D Smith.

Application No. 1/0277/2024/FUL – Provision of a new agricultural livestock building - Buildings and Land At Grid Reference 266213 105908, Bondleigh, Devon.

Interests – None

Recommendation – Grant

The application has been requested for call-in by the Ward Member, Cllr Newton, for the following reason:

‘The Constitution of Torridge District Council gives provisions whereby applications for planning permission can be determined by Plans Committee.

Paragraph 22 d) of the Constitution states:-

“Upon the Head of Communities and Place, Chief Executive or Leader of the Council exercising a discretion to refer the matter to the Plans Committee”

Could I please request that you exercise your discretion, on this occasion to refer the matter to Plans Committee for determination.

The reason for my request is that the application site has already been the subject of a Judicial Review against Torridge District Council.

For this reason alone, I believe that the matter should be reviewed, discussed and debated in a public forum by the Plans Committee,

and not determined by an officer under delegated powers.’

The Ward Member call-in was just outside of the required 28-day period. The Council’s Constitution allows for planning applications to be called-in ‘upon the Head of Communities and Place, Chief Executive or Leader of the Council exercising a discretion to refer the matter to the Plans Committee’ (Paragraph 22(d)), and there is no specified timescale for this type of call-in. The Head of Legal & Governance requested that this discretion be exercised due to the site previously having been subject to a Judicial Review and her view that the matter should be reviewed, discussed and debated in a public forum by the Plans Committee, and not determined by an officer under delegated powers.

The Council’s Chief Executive confirmed on the 10th of May 2024 that he was ‘content that this application should be determined by Plans Committee in light of the reason provided.’

The Principal Planner presented the report and informed Members of the main planning considerations.

Following the presentation a brief discussion took place where Members made comment on the application.

It was proposed by Councillor C Leather, seconded by Councillor K Hepple that the application be approved.

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr D Bushby	X		
Cllr K Hames	X		
Cllr K Hepple	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D Smith	X		
Cllr P Pennington	X		
Cllr C Wheatley	X		
Cllr J Whittaker	X		

(Vote: For – unanimous)

RESOLVED:

That the application be Granted.

Mr Michael Riordan, spoke on behalf of Mr & Mrs Ward, objecting to

the application.

Mr & Mrs Seabridge, applicant, both spoke in support of the application.

Councillor S Newton, Ward Member, addressed the Committee.

(c) Application No. 1/0661/2024/FUL

The following Councillors had attended the virtual site visit:

Councillors: D Bushby, P Hames, K Hepple, C Leather, R Lock, P Pennington, C Wheatley, J Whittaker and D Smith.

Application No.1/0661/2024/FUL - Construction of 1 no. dwelling (Self build) - Land at Higher Ashmansworthy, Woolsery, Bideford.

Interests – None

Recommendations – Refuse

The application was called in to be heard at Plans Committee by Councillor James in his capacity as Leader if the application was to be Refused for the following reasons:

- Supporting the Local Economy, providing essential breakdown and maintenance services in the area.
- Retaining young people in the Rural Area providing that service

The Principal Planner presented the report and informed Members of the main planning considerations.

A discussion took place.

The Planning Manager provided advice and guidance to Members on queries raised concerning the application type and potential to re-submit. Further confirmation was given that the proposal cannot be changed as part of the deliberations and if Members were minded to approve the application a condition would need to be applied that whoever occupied the dwelling was associated with the business as this would address the amenity reasons for refusal. The Planning Manager further advised that the consequence of approving the application as proposed would be an open market, unrestricted dwelling.

Councillor C Leather moved approval of the application which was seconded by Councillor D Bushby.

Clarification was given on policy DM24 and the Principal Planner read out the definition of a rural settlement and confirmed this application does not fit that criteria.

The Principal Planner provided the history of the application and reasons why it was not ordinarily submitted as a rural workers dwelling.

Councillor R Lock recommended the application be refused and urged the applicant to resubmit the application as a rural workers dwelling, this was seconded by Councillor P Hames.

It was confirmed there was no pre-application process for this application.

The Planning Manager advised if the application be approved it would be subject to the conditions with final wording being delegated to the Chair, Vice-Chair and Officers to discuss.

It was proposed by Councillor C Leather, seconded by Councillor D Bushby that the application be approved.

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr D Bushby	X		
Cllr K Hames		X	
Cllr K Hepple	X		
Cllr C Leather	X		
Cllr R Lock		X	
Cllr D Smith	X		
Cllr P Pennington	X		
Cllr C Wheatley	X		
Cllr J Whittaker	X		

(Vote: For - 7, Against – 2, Abstention - 0)

RESOLVED:

That the application be Granted subject to the wording of the conditions being delegated to Officers in consultation with the Chair and Vice Chair.

As this motion was carried no vote was taken on Councillor R Lock's proposal to refuse.

Ms S Read, spoke in support of the application.
The Planning Manager read out a statement from Mr J Read, applicant, in support of the application.

Councillor S Harding, Ward Member, addressed the Committee.

29. APPEAL DECISIONS SUMMARY

The Committee noted the Appeal Decisions.

30. PLANNING DECISIONS

RESOLVED

That the Planning decisions for the period 04.09.2024 to 25.09.2024 be noted.

31. COSTS ON APPEALS

There were no costs on appeals.

32. DELEGATED DECISIONS - AGMB APPLICATIONS

The Committee noted the Delegated Decisions.

33. EXCLUSION OF PUBLIC

34. PART II - CLOSED SESSION

The meeting commenced at 9.30 am and closed at 12.20 pm

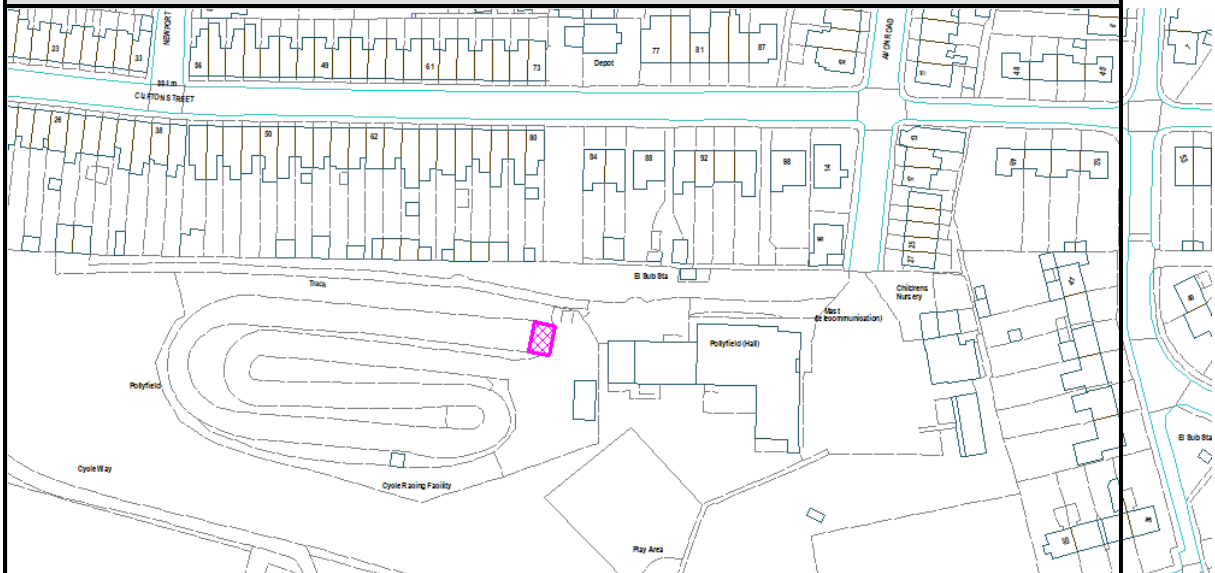
Chair:

Date:

Agenda Item 7a

Committee Report – 5th of December 2024

Application Number:	1/0774/2024/FUL
Registration date:	12 September 2024
Expiry date:	7 November 2024
Applicant:	Mr Mark Ellis
Agent:	
Case Officer:	Angelo Massos
Site Address:	Bideford BMX Club, Bideford BMX Clubhouse, Avon Road, Bideford, Devon, EX39 4BL
Proposal:	Proposed start hill hut
Recommendation:	Grant



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Reason for referral:

This application site is owned by Torridge District Council and therefore has to be determined by Planning Committee.

Relevant History:

Application No.	Description	Status	Closed
1/0359/2016/FUL	New building for use as Bideford BMX clubhouse	PER	11.05.2017

Site Description & Proposal

Site Description

The site is known as the Bideford BMX Club and is located in East of the Water at Pollyfield. The site is situated on land owned by Torridge District Council and comprises a BMX track that is utilised by club members only. The site contains facilities including a track of a national standard and a clubhouse with changing facilities and associated ancillary structures and car parking. To the north of the site are residential dwellings along Clifton Street which are situated approximately 40 metres from the site.

Proposed Development

The application seeks full planning permission for the erection of a start hill hut to provide shelter from the exposed elements and improve the safety of riders. The proposed start hut will measure approximately 9.5 metres in length and 5 metres in width, with a height to the eaves of 2.5 metres and the overall height would be 3.45 metres. The roof design would be a mono-pitch.

Consultee representations:

Bideford Parish/Town Council:

RESOLVED: That the application is approved.

Property Services:

No representations received.

South West Water:

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets)
2. Discharge into the ground (infiltration); or where not reasonably practicable,
3. Discharge to a surface waterbody; or where not reasonably practicable,
4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into the ground (infiltration) is acceptable and meets with the Run-off Destination Hierarchy.

I trust this provides confirmation of our requirements, however should you have any questions or queries, please contact the Planning Team on 01392 442836 or via email: DeveloperServicesPlanning@southwestwater.co.uk.

Representations:

Number of neighbours consulted:	7	Number of letters of support:	0
Number of representations received:	0	Number of neutral representations:	0
Number of objection letters:	0		

No representations received.

Policy Context:

North Devon and Torridge Local Plan 2011-2031:

ST03 (Adapting to Climate Change and Strengthening Resilience); ST04 (Improving the Quality of Development); ST06 (Spatial Development Strategy for Northern Devon's Strategic and Main Centres); ST14 (Enhancing Environmental Assets); ST10 (Transport Strategy); ST22 (Community Services and Facilities); DM01 (Amenity Considerations); DM04 (Design Principles); DM05 (Highways); DM06 (Parking Provision); DM08 (Biodiversity and Geodiversity); DM08A (Landscape and Seascape Character);

Government Guidance:

NERC (Natural Environment & Rural Communities); NPPF (National Planning Policy Framework); NPPG (National Planning Practice Guidance); WACA (Wildlife & Countryside Act 1981);

Planning Considerations

The main planning considerations are as follows:

1. **Principle of Development**
2. **Character and Appearance**
3. **Neighbouring Amenity**
4. **Highways and Parking**
5. **Ecology**
6. **Drainage**
7. **Conclusion**

1. Principle of Development

This application is located within the development boundary of Bideford, a Strategic Centre as identified within North Devon and Torridge Local Plan (NDTLP) Policy ST06 (Spatial Development Strategy for Northern Devon's Subregional, Strategic and Main Centres). The policy states that Bideford will seek to promote sustainable development opportunities to increase self-containment and achieve balanced development to enable the town to meet its own housing and economic needs and those of the surrounding area. This enquiry seeks the proposed erection of a start hill hut to improve the existing facilities in operation at the BMX track. Given the BMX use already exists and is well established, and that the site is located within the development boundary of Bideford, the principle of development is considered acceptable.

NDTLP Policy ST22 (1) allows improvements to existing community facilities that meet the needs of local communities where (a) it does not harm the character of the area and the amenities of surrounding uses; (b) it is well related to public transport infrastructure, where possible, and is accessible by walking or cycling; and (c) it can be accessed without generating unacceptable levels of traffic on the local road network and/or reducing highway safety. Notwithstanding the user restrictions at the site; the facility can be described as a community facility for sport and recreation and therefore the proposed works are acceptable in principle. Matters (a), (b) and (c) of this policy are considered below.

The proposal would result in social benefits through the continued and enhanced provision of a recreational facility for use by the wider community. In terms of character and appearance, the scale of the proposal is considered to have limited harm to the wider and immediate landscape character as the site is read in context with the immediate built form of Pollyfield. Thus, is likely to accord with part (a) of Policy ST22. The proposed nature of the proposed development is considered ancillary to the existing operational use of the BMX track and thus is considered to have a negligible impact in terms of accessibility via sustainable modes of transport and highway safety (parts (b) and (c) of Policy ST22.)

2. Design and impact on Character

Policy ST04: Improving the Quality of Development, Policy DM04: Design Principles and Policy DM08A of the NDTLP require development to achieve high quality inclusive and sustainable design to support the creation of successful, vibrant places. Development must follow a clear process that responds to a site context. Development must be appropriate and sympathetic to its setting and relationship to buildings and landscape features in the locality and reinforce the key characteristics and special qualities of the area in which the development is proposed. It should contribute positively to local distinctiveness and sense of place and retain and integrate existing landscape features and biodiversity to enhance networks and promote diversity and distinctiveness of the surrounding area.

The scale of the proposal is considered to have limited harm to the wider and immediate landscape character and is read within the setting of the surrounding built form of Pollyfield. The proposed development's scale, design and external finishing materials to be used would be in keeping with the character, appearance and setting of the wider community facility and surrounding urban setting.

Therefore, the proposal is considered to accord with the above policies.

3. Residential Amenity

NDTLP Policy DM01 states that development will be supported where it would not significantly harm the amenities of any neighbouring occupiers or uses, and the intended occupants of the proposed development would not be harmed as a result of existing or allocated uses.

During the consultation, Bideford Town Council provided comments recommending approval of the application, additionally, no third party representations were received. The proposed scale and nature of the development is considered unlikely to result in any significant amenity harm to the neighbouring dwellings given the proposal will be of an ancillary nature to the existing BMX track facility. Furthermore, the proposal will have approximately a 40-metre separation distance from the dwellings along Clifton Street.

In light of the above, the proposed scale and location of the development would not cause significant adverse impact on the amenities of occupiers of nearby dwellings in terms of overlooking, loss of privacy, dominance, overshadowing, loss of daylight or sunlight. Therefore, the proposal accords with Policy DM01.

4. Highways and Parking

Policy ST10 of the NDTLP seeks to ensure that development proposals would not adversely impact local or strategic transport networks. Policies DM05 and DM06 of the NDTLP expect that all development must ensure safe and well-designed vehicular access, the protection and enhancement of existing pedestrian routes, and an acceptable range of parking provision.

The BMX track, located at Pollyfield, is served by an existing access and parking facilities. The proposed start hill hut is not expected to increase any pressure on these facilities, and as such the scheme is considered to accord with NDTLP Policies ST22 (1) (b and c), ST10, DM05 and DM06.

5. Ecology

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and

Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, the Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010).

This is further reinforced within the NDTLP through Policies ST14 and DM08, which require development to maintain or where possible enhance biodiversity and mitigate the potential loss of habitats. Policy ST14 promotes the addition of providing net gain where possible through management, expanded network of designated sites and green infrastructure.

A Wildlife Trigger List was submitted which confirmed there would not be harm to protected species. Furthermore, the scale of development is deemed exempt and below a de minimis threshold. Therefore, the proposal accords with Policies ST14 and DM08.

6. Drainage

Policy ST03 requires that development should be designed to adopt effective water management whilst Policy DM04 establishes that water management must be addressed by development. Policy DM02 requires that development does not result in unacceptable impacts from contaminated land, pollution to water from surface or ground and the atmosphere.

South West Water were consulted and required a surface water strategy to be submitted to mitigate the additional run-off associated from the proposal. Within the existing site a soakaway is already installed to attenuate surface water run-off from the BMX track. The Applicant has subsequently submitted additional information to demonstrate a water butt will be installed to attenuate the additional run-off from the site. The water attenuated within the water butt will subsequently discharge into the existing soakaway.

The proposal is considered to provide an appropriate and proportionate provision for the management of surface water in this instance and as such the proposal accords with Policies ST03, DM02 and DM04.

7. Conclusion

In conclusion, the proposed development would not cause significant harm to the character and appearance of the existing site or wider landscape; amenity; highways; surface water flooding; and ecology. Therefore, the proposal would be in accordance with the NDTLP Policies ST03, ST04, ST06, ST14, ST22, DM01, DM04, DM05, DM06, DM08 and DM08A.

Human rights

Consideration has been given to the Human Rights Act 1998.

Conclusion

It is therefore considered that subject to the compliance with the attached conditions and taking into account all other material planning considerations, including the development plan the proposal would be acceptable.

Recommendation

GRANT subject to the following conditions

- 1 The development to which this permission relates must be begun no later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the time requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

Reason: To ensure the development is carried out in accordance with the approved plans.

Plans Schedule

Reference	Received
Location Plan	12.09.2024
Proposed Elevations & Floor Plans	04.09.2024
Revised Block Plan	18.10.2024

Informatives

01. Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- i. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii. impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric).

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Effect of Section 73(2D) of the 1990 Act

Under Section 73(2D) of the Town and Country Planning Act 1990 (as amended) where -

- (a) a biodiversity gain plan was approved in relation to the previous planning permission ("the earlier biodiversity gain plan"), and
- (b) the conditions subject to which the planning permission is granted:
 - (i) do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and
 - (ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph 18 of Schedule 7A, do not change the effect of the development on the biodiversity of that onsite

habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.

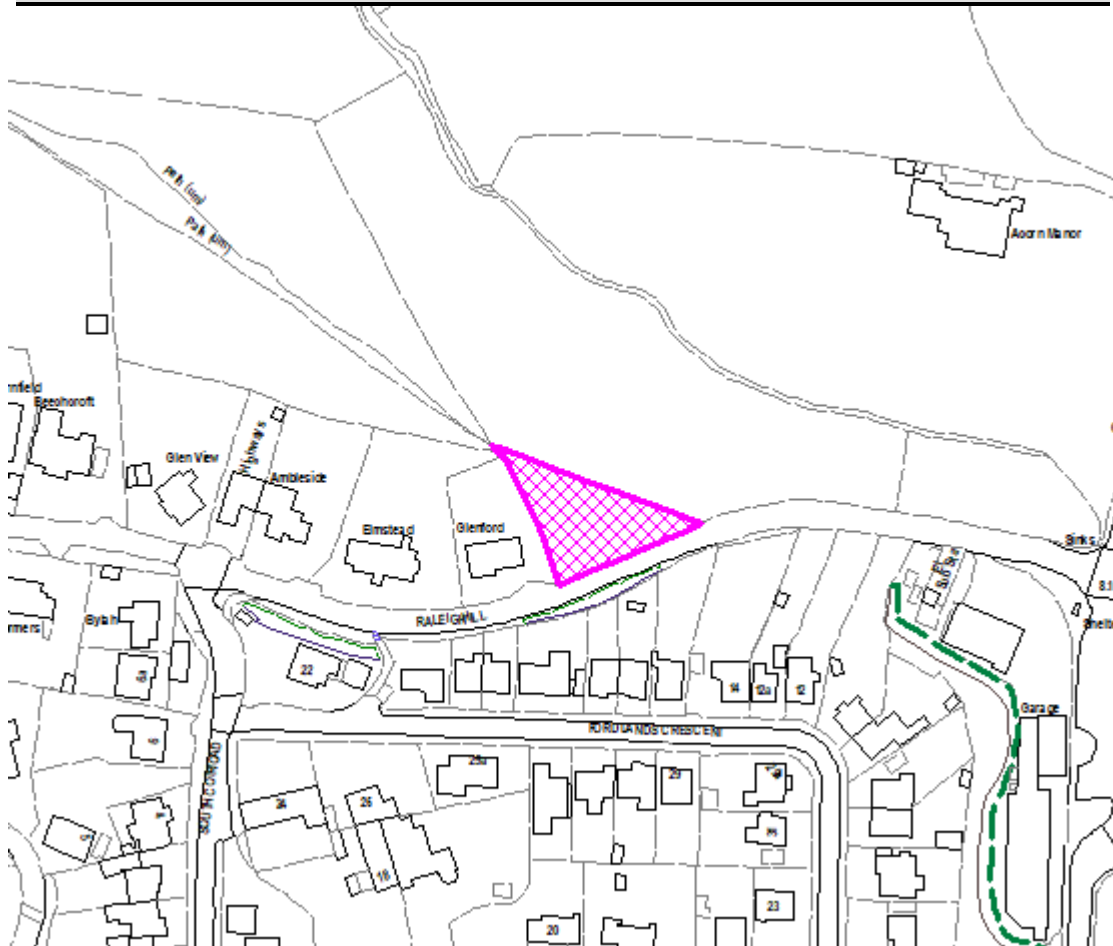
- the earlier biodiversity gain plan is regarded as approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) in relation to the planning permission.

Statement of Engagement

In accordance with paragraphs 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner. In this instance there was no need for further engagement as the development as submitted is considered to accord with the development plan. In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

Committee Report – 5th of December 2024

Application Number:	1/0972/2023/OUT
Registration date:	6 October 2023
Expiry date:	1 December 2023
Applicant:	Mr Haime & Mrs Wilson
Agent:	Tree Tops Planning
Case Officer:	Debbie Fuller
Site Address:	Land At Grid Reference 244709 127666, Raleigh Hill, Bidford, Devon
Proposal:	Outline application for 1no. dwelling with all matters reserved (Affecting a Public Right of Way)
Recommendation:	Refuse



Reason for referral:

Councillor Chris Leather called the planning application in 'For Plans Committee to consider all the issues and planning policies concerning this location.'

Relevant History:

None.

Site Description & Proposal

Site Description

The proposed site is located at Raleigh Hill, Bideford, which is in the development boundary of Bideford as shown in the North Devon and Torridge Local Plan (NDTLP). The land is vacant and overgrown, has no former planning use and/or planning history. The site is adjoined by a neighbouring residential property ('Glenford'), to the west. 'Raleigh Hill,' is a classified highway, which links to the main route through Bideford. A Public Right of Way (PROW) ('Northam Footpath 18'), runs along the northern boundary. On the southern boundary is a line of six Sycamore and two Ash trees of around 16-18 metres in height, growing on a Devon bank, which is about 1.5 metre above the road.

Proposed Development

The application is for one dwelling. It is an Outline application with all matters reserved, so no details of the scale of the house, its design and materials, the layout of the site, access and/or drainage were submitted with the original planning application and plans.

The following was submitted with the planning application form in October 2023:-

- Location Plan
- Block Plan
- Planning Statement
- Wildlife Trigger List

An 'Arbicultural Constraints Survey' and 'Tree Constraints Plan' was submitted in February 2024.

Following comments from Devon County Council Highways, the planning agent submitted details of the access, including visibility splays.

Consultee representations:

Northam Town Council:

Northam Town Council resolved to recommend the proposal be refused permission on the grounds that it would have a detrimental effect on the ecology and biodiversity of the site. It would have a detrimental effect on PROW 18. Highway access from the proposed dwelling would be dangerous, being close to the junction with the main road connecting Bideford and Northam and a narrow section of Raleigh Hill. Pedestrian access to the property would be severely limited by the lack of pavement along that section of Raleigh Hill.

DCC Rights of Way:

The planning application affects Northam Footpath No. 18, which runs along the inside boundary on the northeast side of the site. The public rights of way are looked after in the area by the PORW Warden Martin Caddy, who I've copied in, so that he may comment directly.

Prior to the commencement of any development, the definitive alignment of Northam Footpath No. 18 should be marked out on site in agreement with the warden. Any fencing to be erected on site should not be within the distance of the public right of way specified by the warden. The same also applies to any excavation or tipping of surface material or temporary storage of soils or other materials. Provision

should be made for the installation and maintenance of a drainage system to ensure that no slurry/water from the permitted area flows onto the public right of way. Also, the public right of way should be kept clean, free of mud and other debris, and maintained in a good state of repair. Such conditions are in the interests of the amenity of the public and protect users of the way, as well as highway safety and safeguarding the local environment.

Devon County Council (Highways): (14th November 2023)

I appreciate from the comments that have been submitted on this application and that there is considerable concern regarding highway issues, particularly with regards to how vehicles will gain access to the proposed development. As a result, the Planning Officer has requested a comment from the Highway Authority beyond the normal 'standing advice' process.

Although this application is in 'outline' with all matters reserved for future consideration; which includes access. However, I believe it is appropriate to determine the efficacy of a vehicular access at this stage otherwise, notionally, an application could be approved with no reasonable prospect of achieving 'safe and suitable' access.

As it stands, no information has been included; neither for the proposed access point nor accompanying visibility splays. Given the width of the site frontage (40 metres), I have concerns whether suitable visibility is achievable within the land that the applicant has 'control' over.

Therefore, in the first instance, I would expect this information to be submitted. As a starting point, I would expect visibility splays of 2.4 x 43 metres in either direction when measured to the nearside edge of carriageway; these splays should pass over no feature greater than 600mm in height. As always, I would accept a compromise to these details if a speed/volume count was undertaken and submitted as an evidence base. A lower 85th percentile would equate to commensurate visibility splay measurements. Please note that any counts should be over the space of a week.

I await this information.

I acknowledge that there are other issues beyond the access and its visibility; I will address these once access matters are clearer.

Recommendation: THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, IS LIKELY TO RECOMMEND REFUSAL OF PLANNING PERMISSION, IN THE ABSENCE OF FURTHER INFORMATION

Devon County Council (Highways): (5th April 2024)

Further to my previous recommendation, I note the additional information that has been submitted as a response. This clarifies the access location and, most importantly, the visibility splay measurements.

Instead of the 2.4 x 43 metre visibility splays I mentioned in my earlier response, it appears that 2.4 x 31 metres in either direction is what is achievable. Clearly, this is below the standard that is laid out in the Manual for Streets (MfS) document. Therefore, as it stands, the proposed access cannot demonstrate acceptable visibility and a subsequent condition could not be secured.

Again, as previously mentioned, if a further evidence base can be submitted in the form of a traffic speed/volume count, then this could be given consideration.

Without any further information being provided, I have to consider the tests of the National Planning Policy Framework (NPPF) on the information that is in front of me. As a result, I do not believe that the proposed development offers 'safe and suitable' access. I raise highway objections on this basis.

Recommendation:

THE DIRECTOR OF CLIMATE CHANGE, ENVIRONMENT AND TRANSPORT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, RECOMMENDS THAT PERMISSION BE REFUSED FOR THE FOLLOWING REASON

1. The proposed development would be likely to result in a material increase in the volume of traffic entering and leaving the Class C County Road through an access which does not provide adequate visibility from and of emerging vehicles, contrary to Section 9 of the National Planning Policy Framework.

Devon County Council (Highways): (6th November 2024)

Further to my previous recommendation, dated 14 November 2023, I note that the applicant has submitted updated information in the form of speed / volume counts. As per that recommendation, I added that if a suitable evidence base is offered to demonstrate that 'actual' speeds are lower than the posted 30mph limit, then this would be taken into consideration and commensurate visibility splays could be accepted.

Having considered the speed / volume figures offered, as well as the accompanying report by the applicant's Engineer, I accept these as an appropriate evidence base. I would also add that I have been on site to conduct my own observations of existing vehicle and pedestrian movements on Raleigh Hill. Finally, within these above points, I must also consider the additional trip generation, both in terms of pedestrian and vehicular movements, of the proposed single dwelling and how this will impact on the overall situation.

As a result, along with the attached conditions, I am satisfied that the proposed development offers 'safe and suitable' access, as is the test of the National Planning Policy Framework (NPPF).

Recommendation:

THE DIRECTOR OF CLIMATE CHANGE, ENVIRONMENT AND TRANSPORT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, RECOMMENDS THAT THE FOLLOWING CONDITIONS SHALL BE INCORPORATED IN ANY GRANT OF PERMISSION

1. Provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway

REASON: In the interest of public safety and to prevent damage to the highway

2. Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with the attached diagram 02 where the visibility splays provide intervisibility between any points on the X and Y axes at a height of 1.05 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.4 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 35 metres in a western direction and 43 metres in the other direction.

REASON: To provide adequate visibility from and of emerging vehicles.

The Environment Agency:

No response received.

Environmental Protection Officer:

The following consultation response is provided by the Environmental Protection Team in relation to the above application.

Having regard for the application site, the Environmental Protection Team considers there to be no conflicting neighbouring land use and as such, the proposed development accords with Policy DM01. However, due to the presence and proximity of existing dwellings, there is the potential for residential amenity to be adversely affected on a temporary basis from the construction works if control measures are not in place. Should planning consent be granted, the Environmental Protection Team recommends the imposition of the following condition:

Construction works and site deliveries shall be carried out Monday to Friday 0700 to 1900 hours and Saturdays 0800 to 1300 hours only with no works permitted on Sundays and Bank Holidays

Reason: To protect neighbouring residential amenity

The application contains no detailed information on the historic use and subsequent land quality of the application site. Given the sensitive end use, it is essential that the application site is appropriately assessed for any potential contamination that may impact future occupants and, where identified, remediated accordingly. Should planning consent be granted, the Environmental Protection Team recommends the imposition of the Authority's full standard contaminated land condition.

The means of foul drainage are not apparent from the information provided. It is assumed the proposed dwelling will be served by the mains sewer however, should a private foul drainage scheme be proposed, detailed information of the scheme including a FDA assessment form and method of foul discharge will be required for review.

Representations:

Number of neighbours consulted:	8	Number of letters of support:	0
Number of representations received:	22	Number of neutral representations:	0
Number of objection letters:	22		

24 representations have been received, (3 from the same person). The issues covered are:-

- The application is vague on the size of the property, style, height, number of rooms, garages, parking, layout, access;
- The area of land is larger than other plots, so could have more than one house on it;
- Not going to be an affordable home for people in service industries;
- Lack of notice given to the community;
- The current Public Right of Way (PROW) has a high footfall, used by local residents (dog walkers), and provides safe, short cut for walkers;
- Highway safety concerns - access onto a corner of a busy road / accidents have occurred; local lane not suitable; rat run; narrow, bendy road / the road is not looked after/poor condition; Raleigh Road has no pavement, dangerous for walkers/cyclists, (vulnerable adults are walked along this road); blind bends, poor lighting/overhanging trees/lack of space;
- Access and traffic coming out of the site;
- Additional traffic and noise/pollution;
- Traffic count placed at entrance to public footpath - where vehicles already slowing down / are the speed tests truly independent?
- Impact from construction on the Public Right of Way / access to it could be compromised / blocked;
- Unsuitable for HGV's / heavy plant machinery for the development;
- The wall along the road needs repair; the dry stone walls could suffer damage from construction vehicles;
- Drainage / Surface water run off increase will create problems at lower part of the road; (climate change and increased rainfall, increased flood risk);
- Environment/Biodiversity - 'overgrown/nil use' is a simplification - site rich in wildlife (bats, badgers, foxes, Tawny/owls, deer, slow worms); (Pine Martins less than a mile away); 'wildlife haven' / diverse for wildlife; has rewilded itself; private and quiet; areas like this should be preserved; this is habitat fragmentation;
- Land to the north rich in wildlife;
- Large/tall/mature trees provide refuge/cover for wildlife, (Sparrow Hawks, Buzzards, Jays, Barn Owls - which indicates presence of small mammals and invertebrates) / would they be removed? (existing trees important for absorbing water / visual impact / character and appearance / a wildlife corridor / climate change (increased rainfall) (Devon Councils have a responsibility - climate change emergency);
- Are they protected by Tree Protection Orders (TPO)?
- No need for ecology report as the site is less than 0.1 hectares is disappointing; should be assessed as the size of the allocation;
- Impact on Local Green Space / users of the footpath; No community benefit; Important for health and well-being / mental health;

- Overlooking / lack of privacy for users of the footpath and immediate neighbours;
- Appeals W/1145/A/09/2106479 (2009 appeal) and APP/W/1145/W/15/3136171 (2016);
- NOR 09 1 (a) - allocation for 210 houses. Para 10.390 - Highway access only onto Heywood Rd, and not onto any other roads.

A site notice was posted at the entrance to the Public Right of Way (PROW).

Policy Context:

North Devon and Torridge Local Plan 2011-2031:

ST01 (Principles of Sustainable Development); ST03 (Adapting to Climate Change and Strengthening Resilience); ST04 (Improving the Quality of Development); ST10 (Transport Strategy); ST14 (Enhancing Environmental Assets); NOR09 (Land South-West of Heywood Road Roundabout); DM01 (Amenity Considerations); DM02 (Environmental Protection); DM04 (Design Principles); DM05 (Highways); DM06 (Parking Provision); DM08 (Biodiversity and Geodiversity) and DM08A (Landscape and Seascape Character); ST06 (Spatial Development Strategy for Northern Devon's Strategic and Main Centres);

Government Guidance:

NPPF (National Planning Policy Framework); NPPG (National Planning Practice Guidance); NERC (Natural Environment & Rural Communities) and WACA (Wildlife & Countryside Act 1981).

Planning Considerations

Main planning considerations

1. Principle of development
2. Access, Parking and Highway Safety
3. Design & landscape impact
4. Residential amenity
5. Ecology
6. Trees
7. Flooding and Drainage

1. Principle of development

Section 38 (6) of the Planning and Compulsory Act 2004 states that key consideration in the determination of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material planning considerations indicate otherwise. For the purpose of the development plan the statutory development plan is comprised of the North Devon & Torridge Local Plan 2011-2031 (NDTLP). The Local Planning Authority is required by law to determine applications in accordance with the Local Plan, unless there are material planning considerations which would indicate otherwise.

In planning terms, the site is located within the development boundary of Northam and therefore is guided by Policy ST06 of the NDTLP. The policy states that development will be supported within the development boundary of the 'Main Centres'. The policy supports appropriate levels of growth that will increase the towns' capacities to increase self-containment, to meet their own needs and those of surrounding communities where such is sought through the local vision.

The application site is within the allocation NOR09 as identified within the Proposals Maps, (Policies Map 2: Bideford) to the North Devon and Torridge Local Plan (2018).

The full policy wording for 'Policy NOR09' states:-

'Policy NOR09: Land South-West of Heywood Road Roundabout

(1) Land to the south-west of Heywood Road roundabout extending to about 10 hectares and as defined on Policies Map 8A is allocated for housing that includes:

- (a) approximately 210 dwellings, providing a mix of housing type and size to reflect local need, including those of the area's elderly population through an extra care facility and affordable housing.
- (2) The site will be comprehensively developed in accordance with the following site specific development principles:
- (a) a landscape structure that builds on and enhances existing assets, including the retention of the wooded aspects of the site, which provides for an integration of required green infrastructure;
 - (b) integrated pedestrian, cycle and public transport networks that provide connections to neighbouring residential areas;
 - (c) vehicular access provided from Heywood Road;
 - (d) retention of the contained Public Right of Way;
 - (e) maintained integrity of the contained and adjacent listed buildings, including regard to the protection of their settings; and
 - (f) enhanced on site management of surface water and drainage so as not to increase flood risk on the site and beyond, including as necessary contributions to secure improvements to the Kenwith Flood Risk Defence Scheme.'

The application site within the development boundary and is part of an allocation, thus residential use is supported in principle. It should be noted that due to the land levels and topography, the land is awkwardly linked to the remaining allocation, and appears more as an isolated and small piece of land which is part of a landscaped structure where the footpath runs. The site has existing assets, including the wooded aspects of the site, and the public right of way, which runs alongside, which provides green infrastructure. The site is part of an allocation, but not every bit of land in the allocation is directed to have housing on it. The provision of green infrastructure is as important for creating 'well-designed and beautiful places,' (and this is covered in further detail in '3. Design & landscape impact,' below).

A previous planning application, (planning reference 1/0040/2016/OUTM), (allowed on appeal (appeal ref: APP/W1145/W/15/3136171)), approved the 'erection of up to 200 dwellings.' However, the proposal did not include the application site in the Illustrative Masterplan (Drawing title: Illustrative Masterplan_3218), and this reinforces that this application site is, (as outlined in Policy NOR09), an 'existing asset,' which, (by not developing the site), would allow the 'retention of the wooded aspects of the site,' and 'an integration of required green infrastructure.'

The appeal inspector, (to the land to the north, which is the rest of the allocation), (appeal ref: APP/W1145/W/15/3136171), states, '*However, the illustrative masterplan demonstrates that it would be possible to retain areas of greenspace and woodland. These areas would mitigate any built development and assist in retaining a good proportion of the openness of the site. As such, although the immediate character of the site would be substantially altered the impact on the character of the landscape in the wider area would be minor.*'

This emphasises the importance of retaining existing woodland on the edges of the allocation.

The background text in the NDTLP, when explaining Policy NOR09, states, (Para 10.392), '*The comprehensive drainage scheme should be integrated with the required green infrastructure. The site will deliver a high quality development that achieves the integration of green infrastructure with new development that builds upon the contained environmental assets. The strong boundary features will be retained and developed to maintain the containment of the site.*'

In principle, the proposal for a residential use on this site is supported as it is within the built up area of Northam and is included in an allocation for residential use. However, given the other material considerations, (covered in further detail below), which are a constraint to good development of the site, and when assessed as a whole, (as part of the wider allocated site), the Local Planning Authority cannot support the development of the site, and recognise the existing assets on the site as green infrastructure.

2. Access, Parking and Highway Safety

Paragraph 115 of the NPPF advises that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

Policy DM05 in the NDTLP requires development to have *'safe and well-designed vehicular access and egress, adequate parking and layouts which consider the needs and accessibility of all highway users including cyclists and pedestrians,' and 'all development shall protect and enhance existing public rights of way, footways, cycleways and bridleways and facilitate improvements to existing or provide new connections to these routes where practical to do so.'*

Policy DM06 of the NDTLP states that proposals will be expected to provide an appropriate scale and range of parking provision to meet anticipated needs.

Policy ST10 of the NDTLP is concerned with reducing the need to travel by car.

Access is a reserved matter, which means a later reserved matters application is intended to address it. However, as reflected by the comments that have been submitted on this application, and following the officer site visit, there is considerable concern regarding highway issues, particularly with regards to how vehicles will gain access to the proposed development. A comment from Devon County Council (DCC) as the Highway Authority was requested.

DCC made a formal comment, which was received on 14th November 2023, and a visibility splay was requested from the agent. A plan of the visibility splay was submitted but was incorrect. A further comment was received on 5th April 2024. A lower distance than that required could be met in each direction, but if speed tests were submitted, which evidenced that speeds will be low this would enable a reduced visibility splay. DCC have been consulted on the latest revised plan and the speed/volume figures, as well as the accompanying report by the applicant's Engineer, and accept these as an appropriate evidence base.

The proposed development is in a reasonably sustainable location, in an established settlement which contains a number of key services and facilities to meet day to day needs. These would be within walking distance of the application site. There is also a public bus services, to provide an alternative to the use of the private car.

The representations raise a lot of the same issues that a previous appeal raised. The inspector on an appeal for a 'retirement care village comprising care home, independent living apartments (84 no.)' (planning application ref: 1/1275/2007/OUT, appeal ref: W/1145/A/09/2106479), described Raleigh Hill:- *'Raleigh Hill itself displays characteristics of its origins as a Devon lane, but one that has had quite significant recent residential development, both on the road and on streets leading off it. It is steep with poor alignment, no pavements, other than a short stretch near the junction with Lenwood Road, and it narrows in places such that two cars need considerable care to pass, and for larger vehicles this is exacerbated by low and overhanging vegetation. There is limited street lighting and the overhanging trees contribute to some dark sections. There does not appear to be positive drainage with shallow drainage channels or uncontrolled run-off on or to the side of the road. Speed is restricted to a 30mph limit along most of the road.'*

However, unlike the larger development referred to above, the addition of one dwelling does not raise concern in terms of an increase in traffic. The planning agent has shown that adequate access and visibility can be provided. It also appears, (from the most recent revised 'Proposed Site Plan,' drawing numbered 02 R3), that adequate parking and manoeuvring of vehicles can be provided within the site.

DCC as the Highway Authority are satisfied that the proposed development offers 'safe and suitable' access, as is the test of the National Planning Policy Framework (NPPF), and recommend two conditions if the application were to be approved.

There is likely to be no impact on the PROW itself as long as the measures outlined by the Public Rights of Way officer at Devon County Council is followed. A pre-commencement condition could be added if approved.

The proposed development, therefore, (with conditions), accords with policies ST10, DM04 (h), DM05 and DM06 of the NDTLP, and the NPPF.

3. Design & Landscape Impact

NDTLP Policy DM04 seeks to guide overall scale, density, massing, height, landscape, layout, materials access and appearance of development. The policy requires development to be appropriate and sympathetic to setting in terms of scale, density, massing, height, layout appearance, fenestration, materials and relationship to buildings and landscape features in the local neighbourhood. Policy ST04 states 'design will be based on a clear process that analyses and responds to the characteristics of the site, its wider context and the surrounding area taking full account of the principles of design found in DM04.'

As this application is outline, (with all matters reserved), and layout and design detail is to be provided at a later stage, a full assessment of design, in terms of scale, height, layout, materials cannot be made.

However, good design is more than just the appearance of a proposed dwelling with an access drive and parking. The NPPF, (specifically Part 12: '*Achieving well-designed and beautiful places*'), *attaches great importance to the creation of high quality, beautiful places, and states 'decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.'*

Policy DM08A: 'Landscape and Seascape Character,' of the NDTLP, states, '*(1) Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes and seascapes; it should avoid adverse landscape and seascape impacts and seek to enhance the landscape and seascape assets wherever possible.'*

Under the Joint Landscape Character Assessment for North Devon and Torridge Districts the site comes within Landscape Character Area 7: 'Main Cities and Towns.' There is no landscape character information for this character area, as it relates to the urban fabric of Bideford.

However, the character of Raleigh Hill is that of a Devon lane, although there is residential development on the road and the streets leading off it.

And, as covered in the principle section, the existing wooded areas on the edges of the allocation are recognised as being important for mitigating future built development in the allocation.

The NPPF states, (Paragraph 136), '*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'*

The development of this site would involve the removal of the trees along the southern boundary, to create the access with required visibility, and most of the Devon bank would need to be excavated to provide a driveway into/out of the site. The site itself is also sloping to the north, so works to level the site would also be required. The agent has been asked for a section, and details of the excavation, but is not willing to submit the information, stating it is an outline application only.

An 'Arboricultural Constraints Survey,' (27th November 2023), and Tree Constraints Plan, has been submitted which gives detail on the trees. T1-T8 are at the front (southern) boundary of the site, and are listed as 'Mature,' with most being Sycamore, apart from two Ash, which are showing signs of Early Ash die back.

The agent was asked to update the 'Arboricultural Constraints Survey, (which states in its conclusions '4.2 Removal of one or two trees may be required to facilitate an access for the site,') in light of the revised visibility splay, but is not willing to, stating it is an outline application only.

Based upon the submitted information, it is fairly clear that almost all of the site frontage would need to be removed, including well established and visually important trees, to achieve the appropriate visibility requested by DCC Highways.

In the opinion of the Planning Officer, significant harm would be caused by the development of the site, due to the works required to gain access, which would include the removal of trees and banking. In support of this, the allocation requires '*a landscape structure that builds on and enhances existing assets, including the retention of the wooded aspects of the site, which provides for an integration of required green infrastructure,*' and the previous appeal, (appeal ref: APP/W1145/W/15/3136171), confirmed the importance of this area of woodland to aid screening of the development in the allocation. Thus, significant harm to the character and appearance of the area will come from removing the trees and the Devon hedgebank, and the proposed development is contrary to Policies DM04, ST04 and DM08A of the NDTLP.

4. Residential Amenity

Policy DM01 'Amenity Considerations,' of the NDTLP states,

'Development will be supported where:

(a) it would not significantly harm the amenities of any neighbouring occupiers or uses; and

(b) the intended occupants of the proposed development would not be harmed as a result of existing or allocated uses.'

The submitted proposed plan is 'indicative' only. Careful consideration will be required as to the height of the building, so as to not to have an overbearing impact, and the location of windows/balconies/glass doors, which may create opportunities for overlooking.

Until detailed plans are submitted, it is unknown whether there are concerns in terms of occupants overlooking, lack of privacy, the development being overbearing etc.

Policy DM02: 'Environmental Protection,' states 'Development will be supported where it does not result in unacceptable impacts,' including smells, fumes, pollution of surface or ground water.

Environmental Protection recommends the imposition of the Authority's full standard contaminated land condition. However, it was evident that there are no uses on the land and/or buildings which give cause for concern in terms of livestock/stables and/or contamination.

The Environmental Protection Team have asked for hours of construction and deliveries to be restricted. If approved, this should be applied due to the proximity to other dwellings.

Information on the design and layout, parking, and the provision of private amenity space, is required for a full assessment of the likely impacts on future occupants. However, this is intended to be submitted in a later reserved matters application.

It should be noted that should the applicants prove that an access could be achieved without the removal of the mature trees on the southern boundary, then the Council would have concerns about residential amenity. In particular, the proposed dwelling would be to the north of the trees, and due to the plot site and shape, it is clear that any future occupants would likely be overshadowed, whilst the trees would likely cause a constant nuisance from falling debris. This would put pressure on the trees to be removed. Thus, should the trees be proven to be possible to retain, the proposal would be contrary to Policy DM01 (b).

5. Ecology

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, the Conservation of Habitats, and Species Regulations 2010 (Habitats Regulations 2010).

This is further reinforced within the NDTLP through Policy DM08: 'Biodiversity and Geodiversity,' of the Local Plan, which states, '*(1) Development should conserve, protect and, where possible, enhance*

biodiversity and geodiversity interests and soils commensurate with their status and giving appropriate weight to their importance. All development must ensure that the importance of habitats and designated sites are taken into account and consider opportunities for the creation of a local and district-wide biodiversity network of wildlife corridors which link County Wildlife Sites and other areas of biodiversity importance.'

Policy ST14: 'Enhancing Environmental Assets,' states, 'The quality of northern Devon's natural environment will be protected and enhanced by ensuring that development contributes to: (a) providing a net gain in northern Devon's biodiversity where possible, through positive management of an enhanced and expanded network of designated sites and green infrastructure, including retention and enhancement of critical environmental capital.'

A completed Wildlife Trigger List has been submitted and the proposed development does not trigger the need for a wildlife report/statement as the site is less than 0.1 hectares. However, as mature trees are to be felled, (which may have a bat roost), and removes a line of trees of more than 10 metres (since the revised visibility splay), an ecology report would be required.

The trees and Devon hedge bank would need to be removed to provide access to the site. The trees form part of the interconnecting network that joins the other woodland areas to the east, and are the existing assets, which provide the green infrastructure for the allocation.

The arboricultural report described the trees as 'moderate or low quality', albeit the Council consider they add significant value to the areas character.

Wildlife will use trees as habitat and corridors even if they are poor quality. The NPPF states, '*Planning policies and decisions should contribute to and enhance the natural and local environment by: minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*'

Policy ST03 'Adapting to Climate Change and Strengthening Resilience, states, '*(i) conserving and enhancing landscapes and networks of habitats, including cross-boundary green infrastructure links, strengthening the resilience of biodiversity to climate change by facilitating migration of wildlife between habitats and improving their connectivity.*'

The impact of this loss has not been properly assessed, and no mitigation proposals have been proposed. In the absence of exceptional circumstances, the proposal would result in an unacceptable risk of harm to local ecology, and is contrary to national policy and guidance.

Due to insufficient information, the proposed development is contrary to Policies DM08 and ST14 of the NDTLP, the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, the Conservation of Habitats, and Species Regulations 2010 (Habitats Regulations 2010).

6. Trees

The submitted arboricultural report described the trees as 'moderate or low quality.' However, as covered above there are other benefits to retaining the trees:

- 1) Policy NOR09 emphasises that there are existing assets, including the wooded aspects, and it has been agreed previously in appeals that the wooded area helps to screen the allocation from the wider area.
- 2) They are part of the character of this part of Raleigh Hill, which has characteristics like a Devon lane.
- 3) They are enjoyed by users of Raleigh Hill, and the adjacent footpath and trees can help with health and wellbeing.
- 4) There is a benefit of land stability from trees. The NPPF para 108 states, '*Planning policies and decisions should contribute to and enhance the natural and local environment by: preventing new and*

existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.'

5) The trees also help absorb rainfall, which, with climate change is increasing, and can help to reduce flash flooding. Raleigh Hill is also a steep road with little drainage on the road.

6) Even when dead, trees provide cover and habitat and corridors for wildlife, and are used as flyways for bats. These trees are part of a wider network of an adjacent wooded area, and should not be seen in isolation.

The South West Regional officer for the Woodland Trust, has commented in the representations: - *'Devon's councils have a responsibility to the climate emergency and pledge to plant more trees. Existing trees need to be retained in order that these commitments can be met, and the biodiversity crisis halted. Trees wherever possible should be retained, otherwise additional trees are only meeting net-losses of trees rather than increasing the canopy and are not providing the additionality required. The 'Expand' target of the strategy will not be met if we continue to lose trees in this way, when trees are under a barrage of threats, from climate change, development, disease to name a few. From the arboricultural report, it can be deduced that other trees are likely to be lost in the future at this site through Ash Die Back, and so this should not be compounded with the loss of further trees being removed for the development.'*

Even though the trees are stated as being of 'moderate/low quality' in the arboricultural report, they should be retained, as part of the allocation, and for ecology, drainage, land stability, climate change, character, and health and wellbeing.

In removing green space adjacent to the public right of way, the proposal would be contrary to Policy ST03 'Adapting to Climate Change and Strengthening Resilience', which states *'Development should be designed and constructed to take account of the impacts of climate change and minimise the risk to and vulnerability of people, land, infrastructure and property by: (j) protecting and integrating green infrastructure into urban areas, improving access to natural and managed green space.'*

Finally, the loss of the trees would cause significant harm to the areas character and appearance, as discussed in part 3.

7. Flooding and Drainage

Policy ST03 'Adapting to Climate Change and Strengthening Resilience,' states that development should 'adopt effective water management including Sustainable Drainage Systems, water quality improvements, water efficiency measures and the use of rainwater'.

In addition, Policy DM04 states development should provide effective water management including Sustainable Drainage Systems, water efficiency measures and the reuse of rainwater.

The site is not within a high flood risk area. However, Environment Agency Flood Zone 3 is shown approximately 45 metres to the north.

The site is within a Critical Drainage Area (CDA). Policy ST03 states, *'Development should be designed and constructed to take account of the impacts of climate change and minimise the risk to and vulnerability of people, land, infrastructure and property by: (b) reducing existing rates of surface water runoff within Critical Drainage Areas.'*

As mentioned above the removal of the trees and bank and excavation of the site could create problems with instability, soil, and water run-off. The proposed development, in a CDA, is unlikely to reduce rates of surface run off, but there is insufficient information to be able to determine this.

The Environment Agency have in the past, on previous applications, required attenuation (storage) to control run off. If approved, details of this should be required by condition.

The planning agent has confirmed that the proposal is to use the mains sewer.

Conclusion

It is considered that the addition of one dwelling in this location would normally be supported in principle as it is within an area allocated for housing and within the development boundary. However, the policy for the allocation makes it clear that existing assets, including wooded areas are valued as green infrastructure and as landscaping on the boundaries. With the adjacent public footpath, which is well used, and the character of the area which is enhanced by the trees, and the benefits to land stability and drainage in retaining the trees, addressing climate change impacts, and being habitat for wildlife, the site is seen as important as green infrastructure, and it is considered that the proposed development will cause significant harm overall. The recommendation is to refuse.

Human rights

Consideration has been given to the Human Rights Act 1998.

Recommendation

REFUSE for the following reasons: -

- 1 The proposed development will involve significant excavation of the site, including the removal of the Devon bank and existing mature trees, which will harm the character and appearance of the surrounding area and erode the landscaping for the wider allocation. The proposal is therefore contrary to Policies ST04, DM04, DM08A and NOR09.
- 2 Insufficient information has been provided to assess the impacts on wildlife and their habitats, and the proposed development is contrary to policies ST14 and DM08 of the North Devon and Torridge Local Plan, the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, the Conservation of Habitats, and Species Regulations 2010 (Habitats Regulations 2010).
- 3 The proposed development, by removing the green space, including trees, adjacent to a well-used public right of way, which is also part of the allocation, would not protect and integrate green infrastructure into urban areas, or improve access to natural green space, and is therefore contrary to Policy ST03, ST04, DM04 and NOR09 of the north Devon and Torridge Local Plan.
- 4 The application site is within the Bideford Critical Drainage Area (CDA) and there is insufficient information to be able to determine whether surface water run off will not be increased by the development. The proposal is therefore contrary to Policy ST03 of the North Devon and Torridge Local Plan and Para 180 of the NPPF.
- 5 Notwithstanding the other reasons for refusal, should the trees on the southern boundary be proven to be possible to retain, the proposal would be contrary to Policy DM01 (b) of the North Devon and Torridge Local Plan due to overshadowing and conflict with the proposed dwellinghouse (debris, etc).

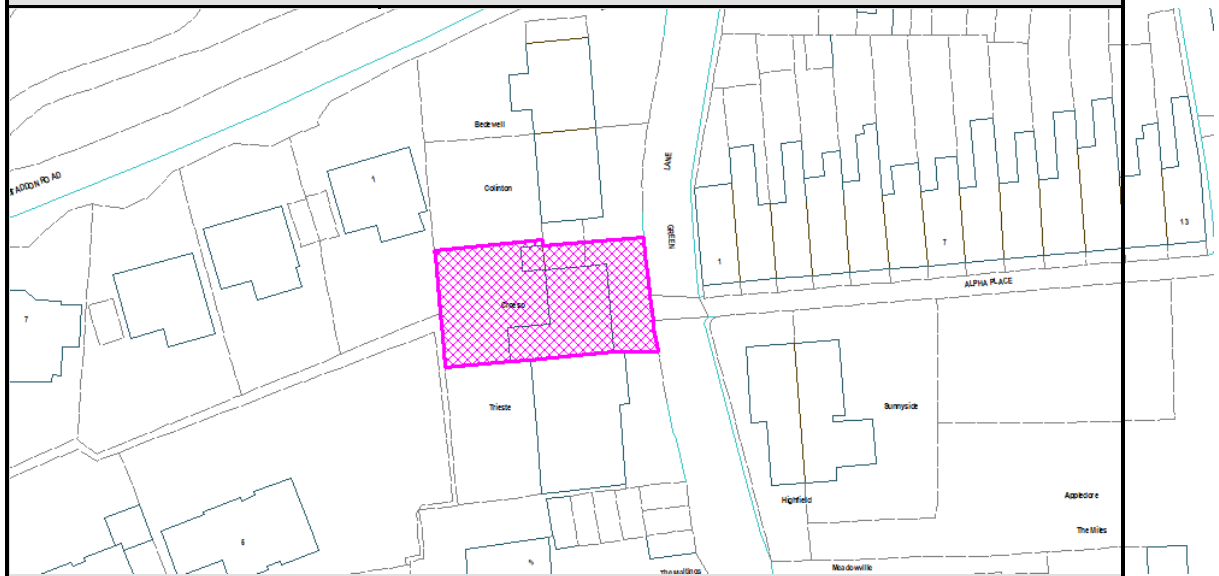
Plans Schedule

Reference	Received
Location Plan	06.10.2023
Block Plan	06.10.2023
02 R3	13.11.2024

Agenda Item 7c

Committee Report – 5th of December 2024

Application Number:	1/0603/2024/FUL
Registration date:	30 July 2024
Expiry date:	24 September 2024
Applicant:	S Morris
Agent:	Fearnley Lott Architects
Case Officer:	Mr Peter Stapley
Site Address:	Croeso, 2 Green Lane, Appledore, Bideford, Devon, EX39 1QZ
Proposal:	Demolition of existing dwelling and erection of replacement dwelling, with associated engineering works
Recommendation:	Grant



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Reason for referral:

The application has been called in to be heard at Plans Committee by Councillor Hames for the following reason:

- *For the Plans Committee to consider whether the proposed dwelling complies with design policies e.g. DMO4 (a) and (b) and NPPF 130.*

Relevant History:

Application No.	Description	Status	Closed
1/0762/1975	CONSTRUCTION OF BAY WINDOW CROESO, GREEN LANE, APPLEDORE	PER	25.07.1975
1/1901/1979	ERECTION OF KITCHEN EXTENSION CROESO, GREEN LANE, APPLEDORE	PER	17.01.1980

Site Description & Proposal

Site Description

The application site (Croeso) is located within the development boundary of Northam (including Appledore and Westward Ho!) which is designated as a 'Main Centre' in the North Devon and Torridge Local Plan (NDTLP). The application site is located adjacent to Appledore's Conservation Area and the closest protected heritage asset is located 56 metres to the south of the site, known as Bude House.

The site consists of a single-storey, attached, dwellinghouse with the principal elevation to the east. The main private amenity space is to the rear of the property and the site is accessed from the unclassified highway (Class R), known as Green Lane, with vehicular parking within the attached garage.

The site is located within the main built form of Appledore and therefore is neighboured by residential properties to the north, south and west; and the public highway to the east. The existing bungalow (including garage) has the floor area of approximately 140 square metres and is of the architectural design typical of the mid-late 20th Century.

Proposed Development

The application seeks full planning permission for the demolition of the existing, single-storey, dwelling and the erection of a detached, two-storey replacement dwelling.

The proposed four-bedroom dwelling is of a contemporary design measuring approximately 12 metres in width by 12.2 metres in depth, with an eaves height of 4.9 metres and a ridge height of 8.4 metres from ground level (9.7 metres from the known Datum). The total floor area (including garage) will measure 194 square metres.

The proposal includes the provision of three off-street vehicle parking spaces to the front of the property, stepped access from parking area to the north and a new ground floor walled patio area to the rear of the property.

Consultee representations:

Northam Parish/Town Council:

Northam Town Council recommended that this proposal be granted permission.

Devon County Council (Highways):

Standing Advice.

Conservation Officer:

Initial Representation (Received: 03rd September 2024)

The proposal seeks to redevelop the site of an existing bungalow and replace with a 2 storey dwelling. The site is outside but on the boundary of the Appledore Conservation Area and as such there are views from within the conservation area.

There is no objection in principle to the redevelopment of the site and the comments on the permitted development limits is noted; however, the scheme does need planning permission and there are aspects of the design which are not within the local vernacular and form jarring features in this area. The box bay is an overtly modern features which is at odds with the view out of the conservation area and also along Green Lane. The projection and breaking of the eaves line draws the eye and is not a comfortable feature in connection with the neighbouring properties.

The height of the main roof projects higher than the adjacent dwelling 'uphill' and so breaks the slope of the roofs along the west side of the road. While there is a modern dwelling adjoining 'downhill' the front gable feature is more traditional and so does not jar with the street scene in the way the box bay appears.

The use of natural local materials is welcome as is the use of a chimney to 'ground' the design within the street.

The overall design is not considered to preserve and enhance the views out of the conservation area and would form a visually dominating features in views west along Alpha Place, a terrace of unlisted but visually important dwellings within the conservation area.

The proposal should be resisted in its current form.

Second Representation (Received: 21st October 2024)

The revised design is a step forward although the increase in height will lead to the roof line and introduction of dormers competing with the height of the traditional Victorian terrace and dwelling at Sunnyside.

The projection from the first floor also is not ideal as it disrupts the simple frontage of this row of dwellings in views along the boundary to the conservation area. The frontages are stepped back and terrace up in height.

This design introduces a large increase in roof height visually so that the roof mass will be increased proportionally to the houses both downhill and uphill.

The dormers running through the eaves are similarly an awkward features not seen locally where the dormers within Alpha place are set entirely within the plane of the roof and away from the eaves. The main living room is dependent on the dormers for light and view. This arrangement limits the head height close to the front wall. This options for this design are challenged by the need to lower the main roof by a metre and keep the dormers within the roof rather than breaking the eaves.

The current proposal cannot be considered to preserve and enhance the views into the conservation area and as such cannot be supported.

The duty to preserve and enhance is set out in section 72 of the Act and requires the appearance of the dwelling to cause no additional harm to the views along the boundary of, and views through the conservation area. The need to fit a 4 bed dwelling to contemporary expectations on this plot does not seem to be able to be accommodated in terms of the external appearance required on the east elevation. The internal accommodation is awkward and head height limited on the ground floor.

The current bungalow is typical of its time but has a neutral impact on the views through the conservation area along Alpha Place and along the boundary of the area (Green Lane.)

The proposal should be resisted.

Third Representation (Received: 11th November 2024)

The revised plans received on the 5.11.2024 shows a shorter pair of dormers. These still break the eaves line and the chimney has not been thinned as suggested but the shorter dormers are more appropriate in this location. The overhang is not ideal but if slate clad as proposed, will appear as a recessive visual feature when viewed up Alpha Place. The main issue on this plot is that the plot is viewed as the end of Alpha Place and has more visibility than other plots along Green Lane. While the roof line is raised it remains equivalent to the bungalow uphill. (This property has just sold and it could also be subject to an upgrade to the accommodation.) The consideration should be solely about this plot and the design now appears more traditional over the initial proposal.

The compromises on the design are now at the point where the conservation considerations are less and I would not be confident to oppose this given the fall-back position available to the applicant.

South West Water:

Initial Representation (Received: 31st July 2024)

With reference to the planning application at the above address, the applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.

Asset Protection

Please find enclosed a plan showing the approximate location of a public 150mm sewer in the vicinity. Please note that no development will be permitted within 3 metres of the sewer, and ground cover should not be substantially altered.

Should the development encroach on the 3 metre easement, the sewer will need to be diverted at the expense of the applicant.

Please click here to view the table of distances of buildings/structures from a public sewer.

Further information regarding the options to divert a public sewer can be found on our website via the link below:

<https://www.southwestwater.co.uk/building-and-development/services/sewer-services-connections/diversion-of-public-sewers>

Surface Water Services

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Water re-use (smart water butts, rainwater harvesting, grey flushing toilets)
2. Discharge into the ground (infiltration); or where not reasonably practicable,
3. Discharge to a surface waterbody; or where not reasonably practicable,
4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

Having reviewed the applicant's current information as to proposed surface water disposal for its development (domestic roof and driveway run off only) Please note that discharging to the public combined sewerage network is not an acceptable proposed method of disposal, in the absence of clear evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant.

For Highway run off please contact the Highway Authority to agree disposal method.

Clean Potable Water

South West Water is able to provide clean potable water services from the existing public water main for the above proposal. The practical point of connection will be determined by the diameter of the connecting pipework being no larger than the diameter of the company's existing network.

Foul Sewerage Services

South West Water is able to provide foul sewerage services from the existing public foul or combined sewer in the vicinity of the site. The practical point of connection will be determined by the diameter of the connecting pipework being no larger than the diameter of the company's existing network.

The applicant can apply to South West Water for clarification of the point of connection for either clean potable water services and/or foul sewerage services. For more information and to download the application form, please visit our website:

www.southwestwater.co.uk/building-and-development/services/pre-development-services

I trust this provides confirmation of our requirements, however should you have any questions or queries, please contact the Planning Team on 01392 442836 or via email: DeveloperServicesPlanning@southwestwater.co.uk.

Second Representation (Received: 08th August 2024)

South West Water have no additional comments to add.

Environmental Protection Officer:

The following consultation response is provided by the Environmental Protection Team in relation to the above application.

Due to the presence and proximity of existing dwellings, there is the potential for residential amenity to be adversely affected on a temporary basis from the construction works if control measures are not in place. Should planning consent be granted, the Environmental Protection Team recommends the imposition of the following condition:

Construction works and site deliveries shall be carried out Monday to Friday 0700 to 1900 hours and Saturdays 0800 to 1300 hours only with no works permitted on Sundays and Bank Holidays

Reason: To protect neighbouring residential amenity

Representations:

Number of neighbours consulted:	11	Number of letters of support:	0
Number of representations received:	2	Number of neutral representations:	0
Number of objection letters:	2		

The public representations received are summarised below:

Objection Comments

- Impact on Character and Appearance
- Overbearing
- Design, Scale and Massing
- Loss of Sight Lines (view)

Policy Context:

North Devon and Torridge Local Plan 2011-2031:

ST01 (Principles of Sustainable Development); ST03 (Adapting to Climate Change and Strengthening Resilience); ST04 (Improving the Quality of Development); ST06 (Spatial Development Strategy for

Northern Devon's Strategic and Main Centres); ST09 (Coast and Estuary Strategy); ST10 (Transport Strategy); ST14 (Enhancing Environmental Assets); ST15 (Conserving Heritage Assets); DM01 (Amenity Considerations); DM02 (Environmental Protection); DM04 (Design Principles); DM05 (Highways); DM06 (Parking Provision); DM07 (Historic Environment); DM08 (Biodiversity and Geodiversity); NOR (Northam Spatial Vision and Development Strategy).

Government Guidance:

NPPF (National Planning Policy Framework); NPPG (National Planning Practice Guidance); NERC (Natural Environment & Rural Communities); WACA (Wildlife & Countryside Act 1981).

Planning Considerations

The material planning considerations in the determination of this application are:

1. Principle of Development;
2. Impact on Character and Appearance;
3. Impact on Amenity;
4. Access, Parking and Highway Safety;
5. Foul and Surface Water Drainage;
6. Impact on Wildlife and Ecology;
 - a. Ecological Impact;
 - b. Biodiversity Net Gain; and
7. Conclusion.

1. Principle of Development

Section 38 (6) of the Planning and Compulsory Act 2004 states that key consideration in the determination of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material planning considerations indicate otherwise. For the purpose of the development plan the statutory development plan is comprised of the North Devon & Torridge Local Plan 2011-2031 (NDTLP).

In planning terms, the site is located within the development boundary of Northam and therefore is guided by Policy ST06 of the NDTLP. The policy states that development will be supported within the development boundary of the 'Main Centres'. The policy supports appropriate levels of growth that will increase the towns' capacities to increase self-containment, to meet their own needs and those of surrounding communities where such is sought through the local vision.

The proposed development seeks the replacement of an existing dwelling within a predominantly residential area. On this basis, it is considered that the application would be compliant with Policy ST06 of the NDTLP and the National Planning Policy Framework (NPPF).

2. Impact on Character and Appearance

The NDTLP policies on design are relevant - Policy ST04 (Improving the Quality of Development) and Policy DM04 (Design Principles), which both aim to achieve high quality, inclusive and sustainable design.

Policy ST04 supports development proposal that achieve high quality inclusive and sustainable design to support the creation of successful, vibrant places. Design will be based on a clear process that analyses and responds to the characteristics of the site, its wider context and the surrounding area taking full account of the principles of design found in Policy DM04.

Policy DM04 supports developments with good design and the policy seeks to guide overall scale, density, massing, height, landscape, layout, materials, access and appearance of new developments. It seeks not just to manage land use but support the creation of successful places and respond to the challenges of climate change. The policy lists 13 design principles that proposals must meet in order to be supported by the policy.

Policy ST09 of the NDTLP, ensures that the sustainability of Northern Devon's coastal communities is maintained and enhanced with regard to their distinctive cultural heritage, diverse maritime economy, landscape setting and regeneration opportunities. The separate identity of these settlements will be maintained and enhanced.

Policy ST15 of the NDTLP, states that 'great weight will be given to the desirability of preserving and enhancing northern Devon's historic environment by:

- (a) *Conserving the historic dimension of the landscape;*
- (b) *Conserving the cultural, built, historic and archaeological features of national and local importance and their setting, including those that are not formally designated;*
- (c) *Identifying and protecting locally important buildings that contribute to the area's local character and identity; and*
- (d) *Increasing opportunities for access, education and appreciation of all aspects of northern Devon's historic environment, for all sections of the community.*

Policy DM07 of the NDTLP requires that all proposals affecting heritage assets should be accompanied by sufficient information, in the form of a Heritage Statement, to enable the impact of the proposal on the significance of the heritage asset and its setting to be properly assessed. The policy also outlines that proposals that conserve and positively enhance the heritage asset and their setting will be supported and where there is unavoidable harm to heritage assets and their settings, proposals will only be supported where the harm is minimised as far as possible.

The NPPF also strongly emphasises the need for well-designed places, in which Part 12 of the Framework is solely dedicated to the achieving well-design places. Paragraph 131 of the NPPF notes 'the creation of high-quality buildings and places is fundamental to what the planning and development proves should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.' Part 12 of the framework lists 6 key design principles that are required to be met in order to demonstrate the design is of high quality.

Paragraph 139 of the NPPF states that permission should be refused for the development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The application site currently consists of an attached, two bed, bungalow with an attached garage. The architectural style is typical of a mid-late 20th Century bungalow. The design is relatively simple and cannot be said to have any special architectural interest or heritage merit.

The proposal is for the demolition of the existing, single-storey, dwelling and the erection of a detached, two-storey replacement dwelling.

The proposed four-bedroom dwelling is of a contemporary design measuring approximately 12 metres in width by 12.2 metres in depth, with an eaves height of 4.9 metres and a ridge height of 8.4 metres from ground level (9.7 metres from the known Datum). The total floor area (including garage) will measure 194 square metres.

The proposal includes the provision of three off-street vehicle parking spaces to the front of the property, stepped access from parking area to the north and a new ground floor walled patio area to the rear of the property.

A number of representations were received during the course of the public consultation, which raised concerns with regards to the design and scale of the proposed replacement dwelling. Namely, concerns were in relation to the ridge height and the subsequent breaking of the roofline and its overbearing nature.

It is noted, the public representations relate to the original scheme, which had a ridge height of 8.9 metres. The design and scale have been amended in light of the consultations received and after discussions with the LPA, with the ridge height matching that of the adjacent property at a height of

8.4 metres from FFL (9.7 metres from the known Datum). This is shown on the street elevation on drawing 21-210-02 E.

The application site is located outside, but immediately adjacent to, Appledore's Conservation Area. The Council's Conservation Officer was consulted on the proposed scheme and commented "*The revised plans received on the 5.11.2024 shows a shorter pair of dormers. These still break the eaves line and the chimney has not been thinned as suggested but the shorter dormers are more appropriate in this location. The overhang is not ideal but if slate clad as proposed, will appear as a recessive visual feature when viewed up Alpha Place. The main issue on this plot is that the plot is viewed as the end of Alpha Place and has more visibility than other plots along Green Lane. While the roof line is raised it remains equivalent to the bungalow uphill. (This property has just sold and it could also be subject to an upgrade to the accommodation.) The consideration should be solely about this plot and the design now appears more traditional over the initial proposal.*

The compromises on the design are now at the point where the conservation considerations are less and I would not be confident to oppose this given the fall back position available to the applicant."

It is noted that the LPA had significant concerns with regards to the original scheme, which included unsympathetic modern features and was of an inappropriate scale and massing in relation to its context. Nonetheless, the applicant has worked extensively with the LPA in coming to an acceptable solution.

The design is considered to be of a relatively high quality and would significantly improve the overall quality when compared to the existing poor-quality bungalow. The choice of materials are sympathetic and appropriate for their setting and place.

It is acknowledged that, the applicant contests that the site would benefit from a fall-back position of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), in which they could increase the ridge height beyond that proposed. The LPA are of the opinion that the fallback argument cannot truly be considered given there is no extant prior approval permission and without such assessment there is no realistic prospect of the fall-back position coming forward. On this basis, the purported fall-back position is given very limited weight in the determination of this application.

Notwithstanding the above, the proposed design in its amended form is considered to be acceptable and would not harm the character and appearance of its setting or place, including the adjacent Conservation Area. The proposed development is considered to be compliant with Policies ST04, ST09, ST15, and DM04 of the NDTLP and the NPPF.

3. Impact on Amenity

Policy DM01 of the NDTLP relates to amenity considerations and notes, development will be supported where:

- (a) *It would not significantly harm the amenities of any neighbouring occupiers or uses; and*
- (b) *The intended occupants of the proposed development would not be harmed as a result of the existing or allocated uses.*

Policy DM04 also aims to ensure the amenities of existing and future neighbouring occupiers are safeguarded.

Policy DM02 of the NDTLP, states that development will only be supported where it does not result in unacceptable impacts to:

- (a) Atmospheric pollution by gas or particulates, including smell, fumes, dust, grit, smoke and soot;
- (b) Pollution of surface or ground water including rivers, canals, other watercourses, water bodies, wetlands, water gathering grounds including catchment areas, aquifers, groundwater protection areas, harbours, estuaries or the sea;
- (c) Noise or vibration; and
- (d) Light pollution where light overflows on to areas not intended to be lit.

In addition to this, one of the core principles of the NPPF is to secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Part H1 of the National Design Guide states that *'good design promotes quality of life for the occupant and users of buildings. This includes function [...] comfort, safety, security, amenity, privacy, accessibility and adaptability.'*

The application site is located within the main built form of Appledore and is neighboured by properties immediately to the north, south and west of the site. The Environmental Protection Officer was consulted on the proposed development and commented *"Due to the presence and proximity of existing dwellings, there is the potential for residential amenity to be adversely affected on a temporary basis from the construction works if control measures are not in place. Should planning consent be granted, the Environmental Protection Team recommends the imposition of the following condition:*

Construction works and site deliveries shall be carried out Monday to Friday 0700 to 1900 hours and Saturdays 0800 to 1300 hours only with no works permitted on Sundays and Bank Holidays

Reason: To protect neighbouring residential amenity."

A number of representations were received during public consultation. More specifically concerns were raised in regards to the overbearing nature of the development and the loss of a view. It is noted that 'loss of a view' (sight line) is not a material consideration and cannot be given any weight in the determination of the application.

The application site is located within the main built form of Appledore and is immediately neighboured by other properties. The proposed development includes the provision of an additional storey; however, the glazing at first-floor is kept to an acceptable level. The rear amenity spaces already have some level of overlooking for the adjacent properties (including the existing dwelling); the main outlook from the property is considered to be west into the rear garden of the application site.

Given the scale, design and location of the development it is considered that there would be no significant impact to the residential amenities in relation to overlooking, overbearing impact, overshadowing or loss of light.

Taking account of the above, the proposed development (subject to the recommended conditions) is considered to be in accordance with policies DM01, DM02, and DM04 of the NDTLP and the NPPF.

4. Access, Parking and Highways

Paragraph 115 of the NPPF advises that development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe. In addition, Paragraph 116 notes that development should minimise the scope for conflict between pedestrians, cyclists and vehicles, respond to local character and design standards, allow for the efficient delivery of goods, and access by service and emergency vehicles.

Policy ST10 of the NDTLP, sets out the transport strategy for Northern Devon. It aims to reduce the environmental and social impact of transport by ensuring that access to new developments is safe and appropriate.

Policy DM05 of the NDTLP relates to highways and states:

- (1) *All development must ensure the safe and well-designed vehicular access and egress, adequate parking and layouts which consider the needs and accessibility of all highway users including cyclists and pedestrians.*
- (2) *All development shall protect and enhance public rights of way, footways, cycleways and bridleways and facilitate improvements to existing or provide new connections to these routes where practical to do so.*

In addition to this, Policy DM06 of the NDTLP relates to parking provision and states:

- (1) *Development proposals will be expected to provide an appropriate scale and range of parking provision to meet anticipated needs, having regard to:*
 - (a) *Accessibility and sustainability of the site;*
 - (b) *Availability of public transport;*
 - (c) *Provisions of safe walking and cycle routes; and*
 - (d) *Specific sale, type and mix of development.*
- (2) *Proposals must encourage the use of sustainable modes of transport through careful design, layout and integration of the existing built form.*

Devon County Council Highways were consulted on the proposed development and had no objections, subject to the Council's Standing Advice being met.

The proposed development includes the provision of three vehicle parking spaces. The proposed parking will provide sufficient visibility splays in both directions, when compared to the nature of the public highway.

The application site is located within the development boundary of Appledore and therefore is considered to be a sustainable location with day-to-day facilities and sustainable transport hubs within walkable distances as defined by the National Design Guide. Furthermore, there would be no net increase in dwellings given the proposal seeks to Both reducing the need and requirement of a car and therefore the proposed development is considered to be in accordance with the above relevant policies.

Taking account the above, the proposed development would not result in an unacceptable impact on highways safety or severe residual impact. The proposed development is considered to be in accordance with Policies ST10, DM05 and DM06 of the North Devon and Torridge Local Plan and the National Planning Policy Framework.

5. Foul and Surface Water Drainage

Policy ST03(f) (Adapting to Climate Change and Strengthening Resilience) states that future development should be designed and constructed to take account of the impacts of climate change and minimise the risk to and vulnerability of people, land and property by adopting effective water management including Sustainable Drainage Systems, water quality improvements, water efficiency measures and use of rainwater.

The supporting text of Policy ST03 states that 'all developments will seek to minimise flood risk through the use of Sustainable Drainage Systems and appropriate integration with green infrastructure. Controls to manage surface water runoff should be located as close as possible to where the rainwater drains, providing varying degrees of treatment for surface water through natural processes of sedimentation, filtration and biological degradation.

Policy DM02 of the NDTLP, supports development where it does not result in an unacceptable impact to:

- (a) *Atmospheric pollution by gas or particulars, including smell, fumes, dust, grit, smoke and soot;*
- (b) *Pollution of surface or ground water including rivers, canals, other watercourses, water bodies, wetlands, water gathering grounds including catchment areas, aquifers, groundwater protection areas, harbours, estuaries or the sea;*
- (c) *Noise or vibration; and*
- (d) *Light pollution, where light overspills on to areas not intended to be lit.*

Policy DM04 establishes that water management must be addressed by development.

The proposed development does not seek to amend the proposed drainage strategy, insofar as the intention is to the discharge both surface water and foul drainage into the existing public sewer. The proposed development would result in a slight decrease in run-off from the slight reduction

(approximately -7m²) in roof area and includes the provision of an Aco drain to prevent runoff onto the highway.

Notwithstanding the consultation received from South West Water, it is recognised the constraints of the site, would largely restrict the ability to accommodate a soakaway. The proposed development would not significantly increase the run-off of from the site and would prevent run-off onto the highway.

The LPA are satisfied the proposed drainage discharge as high up the hierarchy as reasonably possible. The proposed development is considered to be in accordance with Policies ST03, DM)2, and DM04 of the NDTLP.

6. Impact on Wildlife and Ecology

a. Ecological Impact

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, the Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010). This is further reinforced within NDTLP through Policies DM08 and ST14 which state that all developments must ensure that the importance of habitats and designated sites are taken into account.

The local planning authority also has a duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 to have regard to biodiversity in exercising its functions. This duty includes the requirement to have regard to protected species.

Development proposals should avoid adverse impacts on existing features as a first principle and enable net gains by designing biodiversity features and enhancements and opportunities for geological conservation alongside new developments, however where adverse impacts are unavoidable they must be adequately and proportionately mitigated.

A Bat and Bird Assessment (reference: ORB_3791_AM) was carried out by Orbis Ecology and submitted for consideration, received 01st July 2024. The report concluded that *“The site was surveyed for evidence of bat use and nesting birds. No bats or evidence of bats was found. The building does not contain any features suitable for roosting bats. The site was assessed as having no suitability to support roosting bats. It is therefore considered the proposals will have no impact on bats and/or bat roosts due to the lack of features suitable for roosting bats and the lack of evidence of their presence. [...]*

No further survey work is required. The works are not expected to impact bat roosts. However, due to the small size of bats and their ability to roost in very small crevices, a precautionary approach to the work is advised. If a bat (or signs of bats, such as droppings) is found then works should stop and a licenced bat ecologist should be consulted. Bats should not be handled unless they are injured, in which case using gloves, the bat should be placed in a small breathable container and advice sought from [the ecologist]”

Taking account the above, it is considered that the proposed development would result in no significant adverse effect towards any protected habitats or species present. Consequently, the proposed development is considered to be in accordance with Policies ST14 and DM08 of the NDTLP and the statutory duties resulting from the above acts.

Biodiversity Net Gain

As of the 2nd of April 2024, it is mandatory under the Schedule 7a of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) that small-sites developments (unless exempt) must deliver a Biodiversity Net Gain of 10%.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The Planning Authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Torridge District Council.

A DEFRA Biodiversity Small Sites Metric was carried out and submitted for consideration, received 17th September 2024. The Case Officer would concur with the finding of the baseline assessment, insofar as the existing site consists of vegetated garden and developed land. The ecological value of the site is relatively low; however, not inconsequential. There are no watercourses or hedgerows impacted by the proposed development.

The Trading Summaries of the proposed development demonstrates that the total net (%) change is as follows:

- Habitat Units: -26.21%
- Hedgerow Units: 0.00%
- Watercourse Units: 0.00%

It is acknowledged that the proposed development would result in an overall net loss of habitats. However, this is largely due to the fact that garden areas are included within the baseline calculations but not in the Net Gain calculations, due to the LPA having no control over domestic curtilage.

The applicant is aware of the requirements of the Schedule 7a of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and has agreed that off-site credits will be purchased to meet the 10% Net Gain.

This would accord with the hierarchy, given the onsite enhancement and provision cannot be considered. The proposed development is considered to be acceptable, subject to the BNG condition being discharged, prior to the commencement of any development.

7. Conclusion

The proposed development is considered to result in an acceptable impact on the character and appearance of the surrounding area, and would not result in a harmful impact on the amenities of neighbouring occupiers. In addition, suitable access, parking and drainage can be provided and the development would not result in a harmful impact on protected species.

Human rights

Consideration has been given to the Human Rights Act 1998.

Conclusion

It is therefore considered that subject to the compliance with the attached conditions and taking into account all other material planning considerations, including the development plan the proposal would be acceptable.

Recommendation

GRANT, subject to the following conditions:

- 1 The development to which this permission relates must be begun no later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the time requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

Reason: To ensure the development is carried out in accordance with the approved plans.

- 3 The operating hours of construction works, including deliveries, shall be restricted to Monday to Friday 0700 to 1900 hours and Saturday 0800 to 1300 hours with no works permitted on Sunday or Bank Holidays.

Reason: To protect the amenities of neighbouring properties.

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no development of the types described in Part 1, Class A, AA, B, C, D and E of Schedule 2, other than that hereby permitted shall be carried out without the further grant of planning permission.

Reason: To avoid the dwelling exceeding a size that could be justified by the functional requirement; to prevent an overdevelopment of the site; and to protect the character and appearance of the area in accordance with Policies ST04, DM01, DM04 and DM15 of the NDTLP.

- 5 The materials indicated on the plans hereby permitted shall be used in the construction of the development unless otherwise agreed in writing by the Local Planning Authority. The materials shall be installed before the development hereby permitted is brought into use and shall thereafter be retained as such.

Reason: To ensure that the materials, hereby considered to be acceptable, are used for the development.

Plans Schedule

<u>Reference</u>	<u>Received</u>
21 210 - SITE 01 D	19.11.2024
21 210-02 E	05.11.2024

Informatives

01. Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Effect of Section 73(2D) of the 1990 Act

Under Section 73(2D) of the Town and Country Planning Act 1990 (as amended) where -

- (a) a biodiversity gain plan was approved in relation to the previous planning permission ("the earlier biodiversity gain plan"), and
- (b) the conditions subject to which the planning permission is granted:
 - (i) do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and
 - (ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph 18 of Schedule 7A, do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.

- the earlier biodiversity gain plan is regarded as approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) in relation to the planning permission.

Statement of Engagement

In accordance with paragraphs 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner. In this instance there was no need for further engagement as the development as submitted is considered to accord with the development plan. In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

Agenda Item 10

AGMB DECISIONS 25/09/2024 – 22/11/2024

Application Number	Proposal/ Address	Decision
1/0669/2024/AGMB	Prior notification for the change of use of agricultural building (Barn 2) to 2 no. dwellinghouses and associated building operations under Class Q - Agricultural Building At East Vognacott, Chilsworthy, Devon.	Permitted
1/0668/2024/AGMB	Prior notification for the change of use of agricultural building (Barn 1) to 1 no. dwellinghouse and associated building operations under Class Q - Agricultural Buildings At East Vognacott, Chilsworthy, Devon.	Permitted
1/0692/2024/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 230831 103178, Derril, Pyworthy.	Permitted
1/0732/2024/AGMB	Prior notification for the change of use of agricultural building to 1 no. dwellinghouse and associated building operations under Class Q (Unit 3) - Agricultural Building At Grid Reference	Permitted

	241070 109830, Gidcott, Devon.	
1/0745/2024/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 246794 123513, Weare Giffard, Devon.	Permitted
1/0798/2024/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 256363 110866, Dolton, Devon.	Permitted
1/0695/2024/AGMB	Prior notification for the change of use of agricultural building to 1 no. dwellinghouse and associated building operations under Class Q (Unit 1&2) - Agricultural Building At Grid Reference 241074 109814, Gidcott, Devon.	Refused
1/0688/2024/AGMB	Prior notification for the change of use of agricultural building to 2 no. dwellinghouses and associated building operations under Class Q - Agricultural Building At Grid Reference 236287 104231, Holsworthy, Devon.	Refused

Agenda Item 11

Torridge District Council

Planning Decisions

Between 25.09.2024 and 22.11.2024

List of Applications

Application No:	Officer	Proposal and Address	Applicant	Decision/Date
PERMITTED				
1/0176/2024/ FUL	Ryan Steppel	Erection of 1no. dwelling (self-build) in lieu of planning approval 1/0283/2023/FUL - Land At Ley Farm, Milton Damerel, Devon.	Mr & Mrs McGeorge	PER 25.09.2024
1/0380/2024/ LA	James Clements	Erection of building for the provision of vehicle workshop, office & welfare and all ancillary facilities, access and cycle/pedestrian improvements - Land At Grid Reference 246891 126041, Manteo Way, East The Water.	Torridge District Council	PER 25.09.2024
1/0416/2024/ FUL	Ryan Steppel	Extension to dwelling - Owletts, Hartland, Bideford.	Mr And Mrs Broom	PER 25.09.2024
1/0669/2024/ AGMB	Ryan Steppel	Prior notification for the change of use of agricultural building (Barn 2) to 2 no. dwellinghouses and associated building operations under Class Q - Agricultural Building At East Vognacott, Chilsworthy, Devon.	Mr Alan Facey	PER 25.09.2024
1/0274/2024/ FUL	Mrs Nicola McGill	Replacement of mobile home with new dwelling - Land At Headdons Farm Nursery, Chilsworthy, Devon.	Mr & Mrs M & M Stevens	PER 26.09.2024
1/0480/2024/ FUL	Mr Peter Stapley	Erection of agricultural building for the keeping of livestock. - Down Farm, Dolton, Winkleigh.	Mr Edward Strawbridge	PER 26.09.2024
1/0668/2024/ AGMB	Ryan Steppel	Prior notification for the change of use of agricultural building (Barn 1) to 1 no. dwellinghouse and associated building operations under Class Q - Agricultural Buildings At East Vognacott, Chilsworthy, Devon.	Mr Alan Facey	PER 26.09.2024

1/0727/2024/ LBC	Sarah Chappel I	Replacement French Windows - Middle Langdon, Littleham, Bideford.	Mrs Victoria Scott	PER 26.09.2024
1/0045/2024/ NMAT	James Clements	Non material amendment to planning permission 1/0075/2020/OUTM (Amendments to the position of plots and the design of house types) - Land At Grid Reference 234298 103477, Underlane, Holsworthy.	Hawksmeadow Properties (Holsworthy) Ltd	PER 26.09.2024
1/0681/2024/ FUL	Mrs Nicola McGill	Creation of concrete hardstanding and erection of covered yard - Agricultural Building At Grid Reference 234903 115807, West Putford, Devon.	W C Honey & Son	PER 27.09.2024
1/0692/2024/ AGMB	Ryan Steppel	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 230831 103178, Derril, Pyworthy.	Mr and Mrs Jonathan Camp	PER 27.09.2024
1/0048/2024/ NMAT	Mrs Nicola McGill	Non-material amendment to planning approval 1/0275/2022/FUL (Windows and doors materials) - Site Of Foxcote Stables, Derril, Pyworthy.	Mr And Mrs O'Carroll	PER 27.09.2024
1/0299/2024/ FULM	Kristian Evely	Erection of roof over existing open silage clamps - Land At Grid Reference 235447 096434, Tetcott, Devon.	Merrijohn Ltd	PER 01.10.2024
1/0483/2024/ FUL	Miss Beth Hobbs	Erection of extensions and associated external works (Amended Description and amended plans) - 3 Berry Cottages, Dowland, Winkleigh.	Mr John Beckley	PER 01.10.2024
1/0686/2024/ FUL	Mary- Ellen Whalley	Erection of side extension - Kettle Cottage, St Giles In The Wood, Torrington.	Mr Nigel Long	PER 01.10.2024
1/0696/2024/ TCA	Miss Beth Hobbs	Works to trees within a conservation area - Crown raise 1no. lime tree - Castle Hill, South Street, Torrington.	Mr David Dobedoe	PER 01.10.2024
1/0711/2024/ FUL	Debbie Fuller	Erection of front and rear single- storey extensions - 44 Windmill Lane, Northam, Bideford.	Mr and Mrs Heath	PER 01.10.2024
1/0715/2024/ FUL	Miss Beth Hobbs	Replace flat roof with pitched roof, form new flight of external steps and repair low retaining wall - Flat 1, Caddywell, Torrington.	Mr J Tolley	PER 01.10.2024

1/0725/2024/ FUH	Miss Beth Hobbs	Single storey extension and internal alterations - 12 Burrough Road, Northam, Bideford.	Mr and Mrs W Morrish	PER 01.10.2024
1/0349/2022/ OUT	Ryan Steppel	Outline application with all matters reserved 1 no. local needs dwelling - Halfpenny Land, Dolton, Winkleigh.	Mr Harrison Jennings	PER 02.10.2024
1/0556/2024/ FUL	James Clement s	Change of use and conversion of ancillary barn to flexible use barn, relocation of previously approved garden pod, provision of ad hoc sleeping accomodation in the barn and pod and use of existing garden building all for existing childcare business (Amended Red Edge) - Moreland View, Parkham, Bideford.	Mrs Anne Garside - Nurture In Nature	PER 02.10.2024
1/0594/2024/ FUL	Mr Peter Stapley	Conversion of redundant rural building to 1no. dwelling Shamland barn. - Barn At Shamland, Abbotsham, Devon.	Mr & Mrs M Felton	PER 02.10.2024
1/0649/2024/ PROW	Laura Davies	Redirection of Abbotsham Footpath No.1 under Section 257 of the TCPA - Land At Grid Reference 242647 125879, Clovelly Road, Bideford.	Persimmon Homes Cornwall And West Devon	PER 02.10.2024
1/0721/2024/ FUL	Debbie Fuller	Retrospective change of use of land to extend the existing residential garden (amended description) - 8 Tenement Park , Buckland Brewer, Devon.	Mr Ali Boyd	PER 02.10.2024
1/0020/2024/ FUL	Ryan Steppel	Part retrospective application for change of use of 2no. apartments (C3 Use) to a hostel (Sui Generis) and internal alterations - 8A - 8B Allhalland Street, Bideford, Devon.	Mr Mark Wilton	PER 03.10.2024
1/0021/2024/ LBC	Ryan Steppel	Part retrospective application for change of use of 2no. apartments (C3 Use) to a hostel (Sui Generis) and internal alterations - 8A - 8B Allhalland Street, Bideford, Devon.	Mr Mark Wilton	PER 03.10.2024
1/0277/2024/ FUL	Mr Peter Stapley	Provision of a new agricultural livestock building - Buildings And Land At Grid Reference 266213 105908, Bondleigh, Devon.	Mr and Mrs J Seabridge	PER 03.10.2024
1/0722/2024/ FUL	Mrs Nicola McGill	Conversion of barn to 1no. dwelling with single storey extension (Self Build) (Affecting a Public Right of Way) - Barn At Grid Reference 235316 115558, West Putford, Devon.	Ms Rachel Butterly	PER 04.10.2024

1/0571/2024/ FUL	Mr Peter Stapley	Conversion of redundant workshop to 2 Dwellings - Agricultural Building At Grid Reference 258634 113071, Dolton, Devon.	Mr & Mr Jennings	PER 07.10.2024
1/0689/2024/ ADV	James Clements	Retrospective erection of non- illuminated lettering on south west elevation of existing cottages. - Northway Holiday Cottages, Horns Cross, Devon.	HPB Assurance Limited	PER 07.10.2024
1/0690/2024/ FUL	James Clements	Demolition of existing stable block and former piggery & erection of 3 holiday cottages & reception building (Variation of condition 2 of planning approval 1/0620/2017/FUL) - Northway Holiday Cottages, Horns Cross, Devon.	HPB Assurance Limited	PER 07.10.2024
1/0701/2024/ FUH	Miss Beth Hobbs	Removal of existing greenhouse and erection of a single storey extension - 1 Ridgeway Terrace , Orchard Hill, Bideford.	Ms Jayne Angell	PER 07.10.2024
1/0540/2024/ ADV	James Clements	Erection of a non-illuminated static hoarding (Amended Location) - Land At Grid Reference 243002 126516, Abbotsham Road, Bideford.	Mr James Artingstall - Bloor Homes (Exeter)	PER 08.10.2024
1/0764/2024/ TCA	Miss Beth Hobbs	Works to multiple trees within a conservation area - 27 Glebefields, Northam, Bideford.	Mr Peter Hodges	PER 08.10.2024
1/0795/2024/ DEM	Angelo Massos	Single storey timber framed judo outbuilding - Prefabricated Classroom At Grid Reference 243559 126398, Bideford, Devon.	Blueberry Estates	PER 08.10.2024
1/0651/2024/ FUL	Debbie Fuller	Replacement of a livestock gathering and housing shed to aid animal health and welfare - Land At Grid Reference 256991 119718, Ebberley, Devon.	Mr John Ayre	PER 09.10.2024
1/0698/2024/ FUL	Miss Beth Hobbs	Proposed side and rear extension and alterations to the property - Ridd Gate, Monkleigh, Bideford.	Mr M Owen	PER 09.10.2024
1/0728/2024/ FUL	Laura Davies	Erection of 2 no. dwellings (Variation of condition 2 of planning approval 1/1297/2022/FUL) - Land At Grid Reference 230760 103536, Pyworthy, Devon.	Mr & Mrs Williamson	PER 09.10.2024
1/0735/2024/ FUL	Miss Beth Hobbs	Erection of ancillary garden room and decking - Prospect Place, Weare Giffard, Bideford.	Mr & Mrs Hewitt	PER 09.10.2024

1/0734/2024/ FUL	Mary- Ellen Whalley	Construction of parking bay to front of dwelling - 37 Lime Grove, Bideford, Devon.	Miss Louise Davey	PER 09.10.2024
1/0751/2024/ FUL	Miss Jess Wellington	New Stable Block (Variation of condition 2 of planning approval 1/1427/2021/FUL) - Stables At Grid Reference 231504 114395, Bradworthy, Devon.	Mr and Mrs Parkes	PER 09.10.2024
1/0815/2024/ AGR	Miss Jess Wellington	Forestry workshop - Land At Grid Reference 239296 102364, Hollacombe, Devon.	Mr K. Martin	PER 09.10.2024
1/0817/2024/ AGR	Miss Jess Wellington	Forestry equipment shed. - Land At Grid Reference 239296 102364, Hollacombe, Devon.	Mr K. Martin	PER 09.10.2024
1/0092/2024/ OUT	Debbie Fuller	Outline application for 1no. local needs dwelling with all matters reserved - Building And Land At Grid Reference 241585 113902, Newton St Petrock, Devon.	Mr Davey and Ms Bridgman	PER 10.10.2024
1/0645/2024/ FUL	Miss Jess Wellington	Retrospective application for a domestic garage - Kites Cottage, Milton Damerel, Holsworthy.	Mr J Driver	PER 10.10.2024
1/0652/2024/ FUL	Angelo Massos	Retrospective change of use of land from agricultural field to secure dog walking and exercise field - Dog Exercising Area At Grid Reference 241266 121959, Buckland Brewer, Devon.	J A Slee	PER 10.10.2024
1/0661/2024/ FUL	Mr Peter Stapley	Construction of 1 no. dwelling (Self build) - Land At Higher Ashmansworthy, Woolsery, Bideford.	Mr John Read	PER 10.10.2024
1/0723/2024/ FUL	Miss Jess Wellington	Erection of side extension and alterations to existing dwelling - 109 Stucley Road, Bideford, Devon.	Mr L Crouch	PER 10.10.2024
1/0730/2024/ FUL	Mary- Ellen Whalley	Change of use to three flats and alterations (Re-submission of 1/0891/2022/FUL) (Variation of condition 9 of planning approval 1/0567/2023/FUL) - Riverside Flats, Lower Meddon Street, Bideford.	Rowan Homes (SW) Ltd	PER 10.10.2024
1/0731/2024/ FUL	Angelo Massos	Extension and alterations to dwelling to include an increase in ridge height and associated works - Weare Wood, Weare Giffard, Bideford.	Mr Anderson- Retter And Mrs Anderson- Riglar	PER 10.10.2024

1/0041/2024/ NMAT	Kristian Evely	Non-material amendment to planning approvals 1/0450/2018/OUT and 1/1124/2021/REM (Change of Wording on Condition 8 and Plans) - Land At Grid Reference 244680 115428, Fore Street, Langtree.	Mr David Lott- Grenco Ltd	PER 11.10.2024
1/0049/2024/ NMAT	Mary- Ellen Whalley	Non-material amendment to planning approval 1/1244/2022/FUL (Alterations and addition of windows, flue pipes and PV panels) - Cleave Cottage, Taddiport, Torrington.	Mr & Mrs W Prouse	PER 14.10.2024
1/0684/2024/ FUL	Mrs Nicola McGill	Erection of a garage (Resubmission of 1/1222/2023/FUL) - Trebenna, 5 Ford Crescent, Bradworthy.	Mr Colin Ryan	PER 15.10.2024
1/0732/2024/ AGMB	Mrs Nicola McGill	Prior notification for the change of use of agricultural building to 1 no. dwellinghouse and associated building operations under Class Q (Unit 3) - Agricultural Building At Grid Reference 241070 109830, Gidcott, Devon.	Mr Matthew Bourne	PER 15.10.2024
1/0738/2024/ FUL	Mr Peter Stapley	Erection of 1no. dwelling to include access and drainage arrangements (Revised Design) (Self Build) - Land At Grid Reference 244396 129269, Tadworthy Road, Northam.	Mr Michael Williamson	PER 15.10.2024
1/0745/2024/ AGMB	Mr Peter Stapley	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 246794 123513, Weare Giffard, Devon.	Mr Neil Marke	PER 15.10.2024
1/0748/2024/ FUL	Mary- Ellen Whalley	Erection of stable building and change of use of land to equestrian - Land At Grid Reference 255065 119600, St Giles In The Wood, Devon.	Ms Emma Johnston	PER 15.10.2024
1/0749/2024/ LBC	Mary- Ellen Whalley	Repair works and internal alterations - Richmond Hall, Richmond Road, Appledore.	Mr Simon Brown	PER 15.10.2024
1/0816/2024/ AGR	Angelo Massos	Erection of straw and machinery storage building - Sedborough Farm, Parkham Ash, Parkham.	Willes Farming Ltd	PER 15.10.2024

1/0693/2024/ FUL	Angelo Massos	Reconfiguration of an assisted living premises with internal refurbishment, demolition of existing extension and replacement single-storey extension - The Nook, Golf Links Road, Westward Ho!.	Mr Hans Frolich	PER 16.10.2024
1/0750/2024/ FUL	Debbie Fuller	Roof over existing livestock feed yard - Land And Buildings At Grid Reference 245196 109145, Battledown Farm, Shebbear.	Mr Dymond	PER 16.10.2024
1/0742/2024/ FUL	James Clements	Conversion of redundant barn to a dwelling - Barn At Grid Reference 240600 117629, Buckland Brewer, Devon.	Mr and Mrs Parnell	PER 17.10.2024
1/0814/2024/ TRE	Kristian Evely	Felling of 8 no. trees within W1 covered under TPO/0010/2015, shrub mitigation and hedge bank reinstatement - Land At Grid Reference 242508 125714, Clovelly Road, Bideford.	Mr Julian Nuttall- Vistry Devon South West	PER 18.10.2024
1/0712/2024/ FUL	Miss Jess Wellington	Proposed covering of existing farmyard manure store - Herdwick, Holsworthy, Devon.	S Piper & Sons	PER 21.10.2024
1/0765/2024/ TCA	Mary- Ellen Whalley	Works to trees within a Conservation Area - Reduction of 1no. Macrocarpa to trunk height of 4.5m - 6 Railway Terrace, Bideford, Devon.	Mr Andrew Stappard	PER 21.10.2024
1/0763/2024/ TRE	Miss Beth Hobbs	Works to a beech and oak tree covered by TPO/0061/2015 - 16 Orchard Rise, Bideford, Devon.	Mr Graham Moon	PER 21.10.2024
1/0643/2024/ REM	James Clements	Reserved matters application for appearance, landscaping, layout and scale for 1no. dwelling pursuant to application 1/0740/2022/OUT - Land At Broadgate, Cookbury, Devon.	H, L and P Peppiatt and Larkworthy	PER 22.10.2024
1/0697/2024/ FUL	Mary- Ellen Whalley	Conversion of barn into 1no. dwelling and associated site works (self build) - Woodtown Farm, Woodtown, East The Water.	Mrs J Mason	PER 22.10.2024
1/0706/2024/ FUL	Mrs Nicola McGill	Proposed stable block - Land At Worden Farm, Milton Damerel, Devon.	Worden Farm Ltd	PER 22.10.2024
1/0709/2024/ FUL	Mary- Ellen Whalley	Retrospective application for extension to pool house and creation of new garden steps - Ebberly House, Ebberley, Winkleigh.	Mr Piers Rooke	PER 22.10.2024

1/0710/2024/ LBC	Mary- Ellen Whalley	Retrospective application for extension to pool house and creation of new garden steps - Ebberly House, Ebberley, Winkleigh.	Mr Piers Rooke	PER 22.10.2024
1/0717/2024/ FUL	Mary- Ellen Whalley	Conversion of existing barn to ancillary annexe and erection of bat roost - Copylake, Bridge Reeve, Chulmleigh.	Mr & Ms Simon & Clare Tong & Webster	PER 22.10.2024
1/0718/2024/ LBC	Mary- Ellen Whalley	Conversion of existing barn to ancillary annexe and erection of bat roost - Copylake, Bridge Reeve, Chulmleigh.	Mr & Ms Simon & Clare Tong & Webster	PER 22.10.2024
1/0757/2024/ COUPD	Mr Peter Stapley	Prior notification for the change of use from commercial, business and service (Class E) to 1 no. dwellinghouse (Class C3) (Schedule 2, Part 3, Class MA) - Braddicks Leisure Limited, 12 Chingswell Street, Bideford.	Mr R Braddick	PER 22.10.2024
1/0050/2024/ NMAT	Mary- Ellen Whalley	Non-material amendment to planning approval 1/0421/2022/FUL (Garage Plans) - 1 Langerton Manor, Littleham, Bideford.	Mr Thomas Hunt	PER 22.10.2024
1/0855/2024/ AGR	Miss Jess Wellingt on	Steel framed extension with fiber cement roof with wooden purlins to cover over an area of concrete between two existing buildings as approved by the environment agency - Ladford Farm, Newton St Petrock, Beaworthy.	Mr Dan Chamberlain	PER 22.10.2024
1/0771/2024/ TRE	Miss Beth Hobbs	Works to oak tree covered by TPO/0064/2015 - 30 Broadlands, Bideford, Devon.	Ms Anne Bowden	PER 23.10.2024
1/0842/2024/ AGR	Miss Jess Wellingt on	Prior notification for the erection of a shed to store machinery and forestry implements. - Land At Grid Reference 231847 101597, Pyworthy, Devon.	Mr Stephen Weal	PER 23.10.2024
1/0773/2024/ FUL	Mrs Nicola McGill	Erection of replacement dwelling and detached garage in lieu of the previously approved permission (1/0551/2024/FUL) (Self-build) (amended description) - Stables At Grid Reference 231504 114395, Bradworthy, Devon.	Mr and Mrs Parkes	PER 24.10.2024

1/1179/2023/ LA	Laura Davies	Erection of Clean Maritime Innovation Centre incorporating office space, workshop space and extension and repairs to quay wall - Middle Dock, New Quay Street, Appledore.	Torrige District Council	PER 25.10.2024
1/0746/2024/ FUL	Angelo Massos	Extension of existing agricultural building for machinery storage - Land At Grid Reference 253160 121904, Yarnscombe, Devon.	Mr C Hill	PER 29.10.2024
1/0790/2024/ FUH	Miss Beth Hobbs	Erection of single storey side extension - 6 Eskil Place, Torrington, Devon.	Mr & Mrs Grills	PER 31.10.2024
1/0792/2024/ FUH	Miss Beth Hobbs	Removal of garage and replacement with single storey extension and dormer to roof - Avalon , Warren Close, Torrington.	Mr & Mrs N Lovering	PER 31.10.2024
1/0593/2024/ REM	Mrs Nicola McGill	Reserved matters application for Appearance, Landscaping, Layout and Scale pursuant to permission 1/0359/2022/OUT - Barn Park , Sanders Lane, Holsworthy.	Mr Tom GidleyD and G Builders	PER 01.11.2024
1/0052/2024/ NMAT	Kristian Evely	Non-material amendment to planning approval 1/0443/2019/FUL (Reconfiguration of external access ramp, window and door) - Premier Inn , Atlantic Park Way, Bideford.	Premier Inn Hotels Ltd	PER 04.11.2024
1/0758/2024/ FUL	James Clements	Retrospective application for the erection of equestrian building with storage (Affecting a Public Right of Way) - Agricultural Building At Grid Reference 241702 124207, Fairy Cross, Devon.	Mr and Mrs Shawyer	PER 06.11.2024
1/0761/2024/ LBC	Miss Jess Wellington	Internal alterations, secondary glazing with associated works - Clovelly Court, Clovelly, Bideford.	The Clovelly Estate Company	PER 06.11.2024
1/0772/2024/ FUL	Angelo Massos	Demolition of agricultural building and erection of new dwelling and associated works (Variation of condition 2 of planning approval 1/0066/2023/FUL) - Buildings At Grid Reference 255410 123805, Yarnscombe, Devon.	Ms Fardell & Mr Ridley	PER 06.11.2024
1/0788/2024/ TRE	Debbie Fuller	Works to tree (reduction of overhanging limbs on 1 Glen Gardens) covered by TPO/0003/2003 (amended description) - Flaxmans, 1 Glen Gardens, Bideford.	Denis Ford	PER 06.11.2024

1/0798/2024/ AGMB	Mary- Ellen Whalley	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 256363 110866, Dolton, Devon.	Mrs Helen Hudson	PER 06.11.2024
1/0876/2024/ AGR	Mrs Nicola McGill	Roof over existing silage pit - North Beer Farm, Clawton, Holsworthy.	N D & P M Axford	PER 06.11.2024
1/0958/2024/ TRE5	Miss Beth Hobbs	Removal of split limb - St Marys Church Hall, Appledore, Bideford.		PER 07.11.2024
1/0050/2024/ REM	Debbie Fuller	Reserved matters application for layout, scale, appearance, landscaping, ecology, surface water & turning area, parking & access for No1 dwelling in pursuant of planning permission 1/1260/2021/OUT - Land Adjacent To South View, Milton Damerel, Holsworthy.	Mr Mervyn Parman	PER 08.11.2024
1/0743/2024/ FUL	Angelo Massos	Demolition of extension and erection of single storey rear extension, loft conversion and alterations - 4 Bude Street, Appledore, Bideford.	Mr Kerswell	PER 08.11.2024
1/0744/2024/ LBC	Angelo Massos	Demolition of extension and erection of single storey rear extension, loft conversion and alterations - 4 Bude Street, Appledore, Bideford.	Mr Kerswell	PER 08.11.2024
1/0813/2024/ CPL	Miss Jess Wellington	Certificate of proposed lawful development for the erection of a garden room - Bradaford Cottage, Ashwater, Beaworthy.	Mr Daniel Elliott	PER 08.11.2024
1/0843/2024/ TCA	Miss Beth Hobbs	Works to trees within a conservation area - felling of 1no. Corkscrew Hazel and 1no. Ornamental Cherry - Honeysuckle Cottage, Kingscott, Torrington.	Nicola Bott	PER 08.11.2024
1/0847/2024/ TCA	Miss Beth Hobbs	Works to 2 no. Sycamore (Acer pseudoplatanus) - T1 to be felled and T2 to have a crown reduction - Rear Of 1 Market Gardens, Torrington, Devon.	Mr Philip Henderson	PER 08.11.2024
1/0810/2024/ FUL	Mr Peter Stapley	Demolition of existing conservatory and erection of single-storey rear extension - 41 Daneshay, Northam, Bideford.	Mr Dave Ryan	PER 11.11.2024

1/0819/2024/ FUL	Mr Peter Stapley	Raising of ridge height to accommodate loft conversion - South Close, Shebbear, Beaworthy.	Mr and Mrs Edge	PER 11.11.2024
1/0051/2024/ NMAT	Mr Peter Stapley	Non Material Amendment to application 1/0926/2020/OUTM (Condition 26 - Drainage & Surface water) - Land North Of Abbotsham Road, Abbotsham, Bideford.	Gladman Developments Ltd	PER 11.11.2024
1/0890/2024/ AGR	Miss Beth Hobbs	Erection of general purpose shed for storage - Land At Evergreen Farm, Halwill, Devon.	Mr Peter Down	PER 11.11.2024
1/0397/2024/ FUL	Laura Davies	Erection of 1no. dwelling (Amended plans) - Garden Of Charter House, The Square, Hartland.	Emma Griffin & Kaleb Debbage	PER 12.11.2024
1/0700/2024/ LLBCO	Kristian Evely	Local listed building consent order - Clovelly Estate - Clovelly Estate Co Ltd, Estate Office, Clovelly.	Hon. John Rous	PER 12.11.2024
1/0777/2024/ FUL	Angelo Massos	Revised rear access to first floor, replacement windows at first floor and new rooflights in existing openings - 75 High Street, Bideford, Devon.	Coach & H-Developments Ltd	PER 12.11.2024
1/0812/2024/ FUL	Mr Peter Stapley	Temporary rural workers dwelling - Land At Grid Reference 258987 114912, Ashreigney, Devon.	Mrs Jenny Heywood	PER 12.11.2024
1/0818/2024/ CPL	Angelo Massos	Certificate of proposed lawful development for the erection of a dormer extension - Timbers, Old Barnstaple Road, Bideford.	Mr Gordon MacDonald	PER 12.11.2024
1/0880/2024/ AGR	Mrs Nicola McGill	Erection of steel-framed storage shed - Land At Grid Reference 235315 101031, Clawton, Devon.	Mr Steve Jones	PER 12.11.2024
1/0891/2024/ AGR	Debbie Fuller	Agricultural storage shed - Land At Grid Reference 234469 121529, Cranford, Devon.	Mr Mark Stevens	PER 12.11.2024
1/0801/2024/ LBC	Miss Beth Hobbs	Removal of blocks to gain access to well - Windy Cross Well, Mill Street, Torrington.	Hippy Motors	PER 14.11.2024
1/0929/2024/ AGR	Miss Jess Wellington	Creation of network of forest roads and loading bays to facilitate access and loading. - Land At Grid Reference 240196 097142, Ashwater, Devon.	Mr Stuart Startup-Forestry England	PER 14.11.2024

1/0639/2024/ COUPD	Angelo Massos	Prior notification for the change of use from commercial, business and service (Class E) to 6no. units (Class C3) (Schedule 2, Part 3, Class MA) - 75 High Street, Bideford, Devon.	Coach&H- Developments Ltd	PER 15.11.2024
1/0733/2024/ FUL	Mrs Nicola McGill	Change of use from an existing caravan business site to an operational depot (Class B8 - storage and distribution) (amended description) - Land At Grid Reference 235373 122670, Hill Top Caravans, Bucks Cross.	Wales And West Utilities	PER 15.11.2024
1/0803/2024/ FUL	Miss Jess Wellington	Erection of 2 no. roofs over existing yards - Great Dinworthy, Bradworthy, Holsworthy.	AW Pomeroy & Son	PER 15.11.2024
1/0822/2024/ FUL	Ryan Steppel	Conversion of barn to 1 no. dwelling in lieu of Class Q application 1/0621/2021/AGMB (Variation of condition 2 of planning approval 1/0292/2023/FUL) - Agricultural Building At Grid Reference 238568 100949, Ashwater, Devon.	Mrs Sharon Walters	PER 15.11.2024
1/0856/2024/ TRE	Miss Jess Wellington	Works to tree covered by TPO/0053/2015 - Dyers Lookout, Durrant Lane, Northam.	Mr Mike Lee	PER 15.11.2024
1/0720/2024/ FUL	Mr Peter Stapley	Change of use of Squires Cottage from holiday let to full residential and the change of use of Knowle Farmhouse from full residential to holiday let - Knowle Farm, Marhamchurch, Bude.	Ms Natasha Craig	PER 18.11.2024
1/0780/2024/ FUL	Mary- Ellen Whalley	Roof over existing silage clamp - Land At Grid Reference 253984 118198, Kingscott, Devon.	Mr P Herniman	PER 18.11.2024
1/0784/2024/ REM	Laura Davies	Reserved matters application for Access, Appearance, Landscaping, Layout and Scale for 3no. new dwellings pursuant to application 1/0863/2021/OUT - Land At Grid Reference 235798 108378, Holsworthy Beacon, Devon.	Mr D J Watkins	PER 19.11.2024

1/0830/2024/ FUL	Mrs Nicola McGill	Roof over existing cattle feed yard - Woodley Farm, Virginstow, Beaworthy.	Mr T Cowley	PER 19.11.2024
1/0834/2024/ FUL	Mr Peter Stapley	Erection of detached garage - 23 Victory Way, Torrington, Devon.	J Handford	PER 19.11.2024
1/0871/2024/ TCA	Miss Beth Hobbs	Felling of 1 no. maple tree and 2 no. silver birch - Napier Place, Lower Gunstone, Bideford.	Mrs Ruth Gould	PER 19.11.2024
1/0739/2024/ FUL	Mrs Nicola McGill	Change of use and extension of existing lodge into a holiday let - Lodge At Grid Reference 239758 1- 8530, Thornbury, Devon.	Richard Harris	PER 20.11.2024
1/0835/2024/ FUL	Angelo Massos	Increase in roof height of existing pool and plant building to incorporate ancillary living accommodation - West Horseley, Ebberley, Torrington.	Mr Mrs Mallett	PER 20.11.2024
1/0849/2024/ FUL	Miss Beth Hobbs	Removal of chimney - Hillandale, Langtree, Torrington.	Dr Andrew Edwards	PER 20.11.2024
1/0857/2024/ FUL	Mary- Ellen Whalley	Proposed roof over existing cattle loafing area - Flavills Farm, Kingscott, Torrington.	Mr P Herniman	PER 20.11.2024
1/0861/2024/ FUL	Mary- Ellen Whalley	Demolition of an existing dwelling and outbuildings, erection of a replacement dwelling (re- submission of 1/0251/2023/FUL) (Variation of condition 7 of Planning Approval 1/0723/2023/FUL) - Culvercroft, Pound Lane, High Bickington.	Mr & Mrs Johnson	PER 20.11.2024
1/0841/2024/ FUL	Mary- Ellen Whalley	Single storey extension and alterations to existing dwelling with associated landscaping works - Newlands, Dowland, Winkleigh.	Mr Paul Gent	PER 21.11.2024
1/0854/2024/ FUL	Debbie Fuller	Retrospective application for track and proposed erection of goat shed - Land At Grid Reference 260612 113450, Dolton, Devon.	Mr Ryan Parker	PER 21.11.2024
1/0886/2024/ FUL	Mrs Nicola McGill	Erection of replacement single storey side extension and replace external ground floor walling - 4 Quarry Park, Chilsworthy, Holsworthy.	Mr M Green	PER 21.11.2024
1/0943/2024/ AGR	Mary- Ellen Whalley	General purpose agricultural frame and roof over existing agricultural yard - East Villavin, Roborough, Winkleigh.	Mr Hookway	PER 21.11.2024

REFUSED

1/0216/2024/ FULM	Mr Peter Stapley	Erection of 14 sustainable holiday lodges and associated access and development (resubmission of 1/1159/2022/FULM) - Libbaton Golf Club, Libbaton Golf Course, High Bickington.	Messrs Gerald and Stephen Herniman	REF 25.09.2024
1/0655/2024/ FUL	Angelo Massos	Demolition of barn to be replaced with 1 no. dwelling and detached garage in lieu of planning approval 1/1166/2023/FUL (Self-build) - Five Acre, Woodtown, East The Water.	Mr Andrew Hutton	REF 26.09.2024
1/0616/2024/ FUL	Mr Peter Stapley	Proposed change of use and conversion of existing field shelter to self catering holiday accommodation - Field Shelter At Millbrook, High Bickington, Devon.	Mr R A D Boothby	REF 14.10.2024
1/0695/2024/ AGMB	Mrs Nicola McGill	Prior notification for the change of use of agricultural building to 1 no. dwellinghouse and associated building operations under Class Q (Unit 1&2) - Agricultural Building At Grid Reference 241074 109814, Gidcott, Devon.	Mr Matthew Bourne	REF 15.10.2024
1/0666/2024/ FUL	Debbie Fuller	Demolition of existing garage, construction/rebuild of new two storey structure including subterranean level for basement - The Mount, Lakenham Hill, Northam.	Mike Leigh	REF 18.10.2024
1/0688/2024/ AGMB	Mrs Nicola McGill	Prior notification for the change of use of agricultural building to 2 no. dwellinghouses and associated building operations under Class Q - Agricultural Building At Grid Reference 236287 104231, Holsworthy, Devon.	Mr Alcock	REF 22.10.2024
1/0716/2024/ FUL	Debbie Fuller	Conversion of redundant barn with small extension to form one dwelling and associated works (self build) - Barn At Grid Reference 255179 117248, Roborough, Devon.	Messrs Symons	REF 22.10.2024
1/0767/2024/ CPE	Mrs Nicola McGill	Certificate of existing lawful use for retention of existing barn further to planning approval 1/0314/2007/AGR - Land At Wheelers Cross, Sutcombe, Devon.	Mr Steve North	REF 29.10.2024
1/0778/2024/ FUL	James Clements	Reinstatement and extension of dwelling following fire - Windy Cross Farm, Thornbury, Holsworthy	Mr Dixon	REF 29.10.2024

1/0428/2024/ FUL	James Clements	Proposed Agricultural Managers Dwelling - Land At Grid Reference 233143 096814, Tetcott, Devon.	Mr & Mrs Dart	REF 12.11.2024
1/0805/2024/ FUL	Ryan Steppel	Conversion of traditional stone barn into a single dwelling, with conversion of another barn into ancillary accommodation to main dwelling, and associated works. - Halsbury Farm, Buckland Brewer, Bideford.	Mr and Mrs Slee	REF 19.11.2024
1/0806/2024/ LBC	Ryan Steppel	Conversion of traditional stone barn into a single dwelling, with conversion of another barn into ancillary accommodation to main dwelling, and associated works. - Halsbury Farm, Buckland Brewer, Bideford.	Mr and Mrs Slee	REF 19.11.2024
1/0477/2024/ FUL	Mrs Nicola McGill	Erection of 1no. agricultural worker's dwelling - amended plans - Land At Grid Reference 223004 117581, Welcombe, Devon.	D Cornish And Sons	REF 20.11.2024
1/0278/2023/ LBC	Sarah Chappel I	Single storey rear extension, extension of raised garden area & replacement of all existing window & door frames - Butstone Cottage, Petrockstowe, Okehampton.	Mr Robert Butler	REF 21.11.2024

NOT PERMITTED DEVELOPMENT (NPD) & NOT DETERMINED DEEMED PERMISSION (NDDP)

1/0766/2024/ AGR	Miss Jess Wellington	Erection of hay, feed and machinery storage barn - Land At Cherry Tree Farm, Brandis Corner, Devon.	Craig Harding	NPD 02.10.2024
1/0858/2024/ AGR	Mary- Ellen Whalley	Construction of earth banked slurry lagoon - Higher Stowford Farm, Halwill, Beaworthy.	DF, ER James & Son	NDDP 22.10.2024