

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



Tel : Bideford (01237) 428700

Date: 8 January 2025
Quorum: 6

MEETING OF PLANS COMMITTEE

Town Hall - Bridge Street, Bideford, EX39 2HS

Thursday 16 January 2025 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 - 11)
	To receive the Minutes from the meeting held on 5.12.2024.
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. 1/0978/2024/FUL (Pages 12 - 21)
	Installation of two changing room facilities and re-location of existing shed - Bideford Victoria Park Bowling Club, Park Lane, Bideford, Devon, EX39 2QL.
(b)	Application No. 1/0976/2024/FUL (Pages 22 - 39)
	Retrospective creation of vehicular access, including installation of gates, wall, fence, and hedgebank; the partial removal of the unauthorised boundary wall and fencing; closing of the existing vehicular access; and associated works, including landscaping (Affecting a public right of way) - River View, Bidna Lane, Northam, Bideford, Devon, EX39 1NU.
(c)	Application No. 1/0917/2024/TDC (Pages 40 - 57)
	Application for approval of technical details for conversion of existing barn to 1no. dwelling and associated works following grant of permission in principle 1/0109/2022/PIP - Barns At Southcott, Frithelstock, Devon.
8.	Appeal Decisions Summary (Pages 58 - 75)

	<p>Appeal Decision Summary and Reports of Planning Inspectorate.</p> <p>Summary</p> <p>Appeal Decision - Application No.1/0729/2023/FULM. Appeal Decision - Application No.1/1272/2023/FUL. Appeal Decision - Legal Reference No. ENS/002/2024.</p>
9.	Costs on Appeals (Pages 76 - 78)
	There is 1 cost of appeal.
10.	Delegated Decisions - AGMB Applications (Pages 79 - 80)
	The Committee noted the Delegated Decisions for the period 22.11. 2024 – 08.01.2025.
11.	Planning Decisions (Pages 81 - 91)
	List of Delegated Planning Decisions, Consultee Abbreviations and Application Types enclosed 22.11.2024 to 08.01.2025.
12.	Exclusion of Public
	<p>The Chair to move:-</p> <p>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.</p>
13.	Part II - Closed Session
	There are no Part II items.
<p>The background papers are considered to comprise the following documents:</p> <ul style="list-style-type: none"> - The individual planning application file (reference number quoted in each case) - North Devon and Torridge Local Plan 2011-2031 (Adopted October 2018) - Current Government guidance contained in Circulars, the National Planning Policy Framework, Planning Policy for Traveller Sites and Ministerial Statements - Any other documents specifically referred to in the report. <p>All background papers referred to are available for examination during normal office hours.</p>	

NOTE TO MEMBERS

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

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

Meeting Organiser: 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