



ILFRACOMBE TOWN COUNCIL
Planning and Environment Committee Meeting

MINUTES

Date – Monday 18th September 2023 at 7.00pm

Venue – The Council Chamber, The Ilfracombe Centre, High Street, Ilfracombe

Attendee Councillors: D Williams (Vice Chair), P Coates, G Coulter, M
Newland

Other Attendees: I Howard (Minute Taker)

Agenda

1. Welcome by Chair

In the Chairs, Cllr J Williams, absence Cllr D Williams took the meeting as Vice Chair. Cllr D Williams welcomed the assembled.

2. To receive Apologies

Apologies were received from Cllrs J William (Personal), G Schofield (Personal), M Welling (Personal).

3. To Receive and record declarations of interest as required under the code of conduct (revised 10/12/18). A book for members to record their declarations of interest will be available

None received.

4. Chair's discretion for any matters or announcements for Information Only

Cllr Coates had items to raise.

5. Adoption of minutes & matters arising from actions from 21st August 2023

Motion to adopt these minutes was proposed by Cllr Newland and seconded by Cllr Coates with all in favour.

6. To consider planning policies, applications and appeals received and resolve to submit comments where appropriate. Please note that any applications received following the issue of this agenda will be considered (Appendix I – to be circulated)

Application Number	Applicant	Detail	End of consultation	Comments
77549	Martin Matthews	Loft conversion and front elevation dormer, side elevation dormer and existing ground floor extension – 31 Watermouth Road, Ilfracombe, Devon, EX34 9QY	15/09/2023	Extension granted, to 21/09/23
Discussion: After a short discussion on this application, no concerns were raised. It was noted there was an only objection from sustainability however no other consultees had objections. Recommendation: Support. A recommendation to support this application was proposed by Cllr Coulter, seconded by Cllr D Williams with all in favour.				
77573	Clive Butcher	Side extension to dwelling including balcony and associated works – Higher Whitestone, Lee, Ilfracombe, Devon, EX34 8LN	20/09/2023	
Discussion: Councillors had no objections to this application and noted it wouldn't be visible to many therefore a change wouldn't be noticed. No comments were made from neighbours. Recommendation: Support.				

A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr D Williams with all in favour.				
77569	Ms Naomi Cavender	Installation of PV solar panels – 2 Montpelier Road, Ilfracombe, Devon, EX34 9HP	20/09/2023	
<p>Discussion: Despite this being a listed building, Councillors had no concerns with this application.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr D Williams, seconded by Cllr Coates with all in favour.</p>				
77566	Elan Homes Holdings Ltd	Notice of an application to modify planning obligations under regulation 3 of the T & C P (modification & discharge of planning obligations) Regulations 1992 in respect of application reference 57699 – definition of Open Space and Open Space Scheme to be amended to remove references to play equipment and associated references and Clause 4 within both Schedule 3 & 4 to be amended to allow the transfer of the Open Space & Ecological Areas and the Surface Water Scheme to the Management Company shortly after completion of the final dwelling – The Shields, Ilfracombe, Devon	21/09/2023	
<p>Discussion: After discussions, Councillors objected to the proposed changes to be made and feel that the feel that the play equipment should stay.</p> <p>Recommendation: Object.</p> <p>A recommendation to object this application was proposed by Cllr D Williams, seconded by Cllr Newland with all in favour.</p>				
77538	Andrew Bailey	Conversion of barn to dwelling & associated works – Barn at Beara Farm, Old Berrynarbor Road, Ilfracombe, Devon, EX34 9RN	21/09/2023	
<p>Discussion: Councillors felt the proposed changes would be an improvement to the current state and that it keeps within the looks of the area. It was noted that this in the future could also be used as residential accommodation.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr Coates with all in favour.</p>				
77071	Miss Imogen Cook	Ground floor single storey extension to the rear of the property in addition to a loft conversion with a dormer – 25 Horne Road, Ilfracombe, Devon, EX34 8HD	22/09/2023	
<p>Discussion: After a short discussion, no concerns were raised.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr D Williams, seconded by Cllr Coulter with all in favour.</p>				
77520	Urban Quarters Ltd	Erection of detached dwelling to be used as holiday accommodation in conjunction with The Regency – The Regency, Torrs Park, Ilfracombe, Devon, EX34 8AZ	27/09/2023	

<p>Discussion: No major concerns were raised with this application, Councillor's felt it was better to have holiday accommodation to be built new rather than taking residential accommodation.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr Coates with all in favour.</p>				
77542	Mr N Aiken	Listed Building Consent Erection of detached dwelling to be used as holiday accommodation in conjunction with The Regency – The Regency, Torrs Park, Ilfracombe, Devon, EX34 8AZ	27/09/2023	
<p>Discussion: This application was discussed at the same time as the last application with the same comments being made.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr Coates with all in favour.</p>				
77533	Mr David Knowles	Conversion of the property into 3 separate 2 bedroom flats/apartments – 9 Oxford Park, Ilfracombe, Devon, EX34 9JS	27/09/2023	
<p>Discussion: No concerns were raised and Councillors agree that it would be beneficial to create more accommodation in the town.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr D Williams, seconded by Cllr Coulter with all in favour.</p>				
77601	Mr G Dolby	Two storey rear/side infill extension and single storey side extension – Ferndown, Granville Road, Ilfracombe, Devon, EX34 8AS	28/09/2023	
<p>Discussion: No concerns were raised and members felt it would improve the appearance of the site.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr Coulter, seconded by Cllr D Williams with all in favour.</p>				
77361	Joshy Johny	Siting of non-illuminated internal vinyl window wrap on 7 windows and 1 door of shop premises - 43 High Street, Ilfracombe, Devon, EX34 9DA	29/09/2023	
<p>Discussion: After discussion, Councillors decided this was just the final touches to previously approved applications for this site and that it would look better to have the windows covered with the designs instead of making inside the store visible.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr Coates with all in favour apt from one abstention from Cllr Coulter.</p>				

7. NDC Decisions – See Planning Notes – Read out.

8. Correspondence

- 8.1. Email from Perry Williams on behalf of Cornerstone** – proposed upgrade to existing radio base station installation at land at Worth Road, Ilfracombe, EX4 9JA - Councillors looked through this correspondence and felt that a reply should be sent to this company to thank them for the information and that they look forward to looking at this in more detail once it arrives as an application at one of their committee meetings.

9. Chairs Discretion (previously notified)

Cllr Coates asked that officers request an extension on application No. 77637 as this deadline comes before the next Planning Committee Meeting and she would like to discuss this application with members. The second item Cllr Coates had to raise was that she has had correspondence with NDC in regards to the ownership of the slipways at Lee Bay Beach. Cllr Coates wanted this information as she has concerns that the new plans for Lee Bay Hotel may bring arise the issue of people wanting to launch jet skis and other vehicles alike this at the beach. Cllr Coates feels that if this is the case, then ITC should get in contact with the owners of the slipways in order to discuss a potential byelaw to deter people from doing this to keep the beach a safe swimming or kayaking spot. Cllr Coates will feed back any further correspondence with NDC.

The meeting was closed at 19:50hrs, the next Planning Committee Meeting will be held on Monday 16th October 2023.

Cllr J Williams
Chair
Ilfracombe Town Council

18/09/2023

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