



ILFRACOMBE TOWN COUNCIL
 Planning and Environment Committee Meeting

MINUTES

Date – Monday 22nd May 2023 at 7.00pm

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

Attendees: Councillors: J Williams (Chair), G Coulter, T Elliott, D Williams, D Turton (Mayor), M Newland

Other Attendees: I Howard (Minute Taker), L Donovan (Proper Officer)

Recommendations made at this meeting are based on the information available at the time.

1. Election of new Chair

The Proper Officer informed the members that as there was only one nomination, Cllr J Williams was elected the new Chair of the Planning Committee for the term 2023-24.

2. Welcome by Chair

Cllr J Williams welcomed the assembled.

3. To receive Apologies

Apologies were received from Cllr Coates (personal)

4. To Receive and record declarations of interest as required under the code of conduct (revised 10/12/18).

None received.

5. Chair’s discretion for any matters or announcements for Information Only

The Proper Officer had items to raise.

6. Adoption of minutes & matters arising from actions from 17th April 2023

Motion to accept these minutes was proposed by Cllr J Williams and seconded by Cllr D Williams, with all in favour.

7. To consider applications received to date:

Application Number	Applicant	Detail	End of consultation	Comments
76991	Mr and Mrs Peter and Tina Chitty	Single storey rear extension and associated works, 36 Doone Way, Ilfracombe, Devon, EX34 8HR	12/05/2023	Extension requested
<p>Discussion: After a short discussion, Councillors had no concerns or reason to not want to support this application. It was noted that multiple consultees were contacted however none replied with any concerns. Recommendation: Support. A recommendation to support this application was proposed by Cllr D Williams and seconded by Cllr Coulter with all in favour.</p>				
77021	Mr Carl Emery	Single storey extension and terrace to dwelling - Keepers Roost, Ilfracombe, Devon, EX34 8NA	17/05/2023	Extension requested
<p>Discussion: A short discussion of this application raised no concerns. Recommendation: Support. A recommendation to support this application was proposed by Cllr Elliott and seconded by Cllr Newland with all in favour.</p>				
77002	Beach Cove Coastal	Infill of the existing culvert together with the removal of the concrete beach steps	22/05/2023	Extension requested

	Retreat	and adjoining walling at Beach Cove Coastal Retreat Watermouth Road Ilfracombe Devon EX34 9QY		
<p>Discussion: After discussion, Councillors felt as though more detailed information was needed regarding the filling of the culvert. It was noted that some responses from consultees mentioned the risk of flooding if the filling of the culvert was not done correctly. Members will abstain from making a recommendation until more details are given regarding the filling this culvert.</p> <p>Recommendation: Abstain. A recommendation to abstain from making a recommendation on this application was proposed by Cllr Elliott and seconded by Cllr Newland with all in favour.</p>				
77039	Ms Jane Vickery	Balcony extension at Wingletang, Langleigh Road, Ilfracombe, Devon, EX34 8EA	22/05/2023	Extension requested
<p>Discussion: A short discussion of this application raised no concerns.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr Elliott, seconded by Cllr Coulter with all in favour.</p>				
77029	Mr Shaun Beecham	Retrospective planning for an existing storage shelter currently being occupied as a habitable space - 13 Bicclescombe Park Road, Ilfracombe, Devon, EX34 8EU	22/05/2023	Extension requested
<p>Discussion: After discussion, Councillor's only real concern was that those involved should be mindful that this space should not be used as a separate accommodation unless the relevant planning permission is applied for and accepted. Other than this, there were no other major concerns with the application.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr Elliott, seconded by Cllr Coulter with all in favour.</p>				
77037	Mr and Mrs Bowyer	Replacement & enlargement of existing single storey rear extension together with replacement balcony desk structure and replacement windows and doors to rear elevation and internal alterations - 25 Portland Street, Ilfracombe, Devon, EX34 9NL	25/05/2023	
<p>Discussion: After discussion, councillors felt that this application would make the building look more appealing and no concerns were raised. It was noted that this application would be under the direction of the Heritage to ensure all work is completed within the listed building standards.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr D Williams with all in favour.</p>				
77047	Mr and Mrs Bowyer	Listed building consent replacement & enlargement of existing single storey rear extension together with replacement balcony deck structure & replacement windows and doors to rear elevation & internal alterations. at 25 Portland Street Ilfracombe Devon EX34 9NL	25/05/2023	
<p>Discussion: This application was discussed at the same time as the last application with the same comments being made.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr Coulter with all in favour.</p>				
76971	Capt. Georgina	Approval of details in respect of discharge	15/05/2023	To note only

	Carlo-Paat MBE	of condition 6 (soft landscaping works) attached to planning permission 76256 (Application under Regulation 3 of the T & C P General Regulations 1992 notification by NDC for positioning of temporary structures and associated parking for use in conjunction with adjacent watersports centre - Larkstone Watersports Hub, Larkstone Lane, Ilfracombe, Devon, EX34 9QG		
Discussion: Noted.				
77042	Mr David Jones & Mr Shaun Beecham	Erection of 2 dwellings with ground floor garages and associated works - Upabouts Cairn Road, Ilfracombe, Devon, EX34 8DL	24/05/2023	
Discussion: At this point a related email correspondence to this application was read out by the Chair of the meeting and noted. After a discussion, Councillors reiterated their concerns that had been expressed previously when this application was first put out. Councillors felt that if the requested height was still the same as last time, then building would look incongruous with the view from the Cairn. This is especially a concern due to the Cairn being a conservation area that should be impacted as little as possible. Recommendation: Object. A recommendation to object this application was proposed by Cllr D Williams, seconded by Cllr Coulter with all in favour.				
77069	Mr Dene Evans	Erection of new dwelling and associated works - Land at Kingsley Avenue, Ilfracombe, Devon	01/06/2023	
Discussion: No recommendation could be made by Councillors on this application as the relevant documents could not be accessed due the application not being issued on the NDC website. An extension has been requested so that Councillors have the chance to make any comment they may have.				
77012	Rosemary Nicholas	Change of use of commercial business (Class E Commercial, Business Services) to full residential use (Class C3 dwelling-houses) - Elms Court, Torrs Park, Ilfracombe, Devon, EX34 8AZ	02/06/2023	
Discussion: A short discussion of this application raised no concerns. Recommendation: Support. A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr D Williams with all in favour.				
76890	Andrew Moulton	Siting of a 6' x 6' storage container for tools and equipment at Larkstone Pitch And Putt, Larkstone Lane, Ilfracombe, Devon, EX34 9FQ	05/06/2023	
Discussion: After discussion, Councillors had no major objections other than wanting the container to be suitably screened. Councillors expressed that they felt that the area this container would be back onto is an area of beauty and would not want the container to impose on this, if the container could be tucked away near foliage or potentially painted than it would blend in more with the nature around this area. Despite this, they understand it is needed for a practical use therefore will support. Recommendation: Support. A recommendation to support this application was proposed by Cllr Elliott, seconded by Cllr Newland with all in favour.				
77035	Mr Jay Gentle	Extension to dwelling - 31 Saltmer Close, Ilfracombe, Devon, EX34 8LY	09/06/2023	

<p>Discussion: A short discussion of this application raised no concerns. Recommendation: Support. A recommendation to support this application was proposed by Cllr Elliott, seconded by Cllr Turton with all in favour.</p>				
77093	Mr & Mrs Ponsonby	Demolition of porch, rear extension and garage & erection of extensions & garage. Re-building outbuilding to form store and creation of raised patio - Drummetts Lee Ilfracombe Devon EX34 8LR	07/06/2023	
<p>Discussion: After discussion, Councillors had no objections and felt that this would improve the look of the building externally. Recommendation: Support. A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr D Williams with all in favour.</p>				

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

9. Neighbourhood Plan – Nothing received. Proper Officer looking into this in more detail.

10. Applications received under the Licensing Act 2003

Application for the Grant of a Premises Licence

An application for the grant of a premises licence has been made by MEHBE Ltd in respect of Rainbow Corner Shop, 43 High Street, Ilfracombe, and Devon, EX34 9DA:

To enable the supply of alcohol off the premises, Monday to Sunday from 07:00 hours to 23:00 hours.

This application is in the Ilfracombe East Ward.

The closing date for any representations is 30 May 2023.

Any further information regarding these applications may be obtained by contacting the Licensing Team on 01271 388415.

After a lengthy discussion, Councillors had a few concerns with this application for a Premises Licence. Cllr Elliott proposed that the main concern was the saturation of off-licences already in the town and the potential increase this could be having on antisocial behaviour, Cllr Coulter seconded this with Cllr J Williams in favour. Councillors Newland, Turton and D Williams abstained from commenting on this application due to conflicting feelings. Councillors would be interested to hear views on this application from the police.

11. Correspondence

- The first correspondence received was an email from a member of the public regarding their concerns regarding application No. 77042. This correspondence was read out and noted by Councillors when discussing the application, the member of the public will be replied to within the coming days to inform them that their correspondence was noted in the meeting.
- The second correspondence received was an email trail that had been forwarded to Cllr J Williams that had originated from a Compliance Officer at NDC Planning’s Department. The email gave an update that Lower Campscott had a site visit by NDCs Planning Enforcement Officers in recent days and that full details had now been passed on. Enforcement are currently awaiting for further instruction from Planning Officers and will update everyone involved as to what action is being taken.

12. Chairs Discretion (previously notified)

Following on from the last Full Council Meeting, the PO informed Cllr Elliott that the concerns she had with the boards at Runnymede Gardens being damaged are going to be dealt with. NDCs Planning Enforcement Department have issued the landowner with an enforcement notice to resolve this issue. The PO also informed the committee that, after Cllr Coates raised concerns regarding the security of the Lee Bay Hotel site, NDCs Planning Enforcement had been contacted and the response received was that this would be investigated by them as well as be raised with Environmental Health. The PO also asked for permission to email out the Draft Terms of reference for the Planning Committee so that they can be reviewed and any comments be made before they go to the next Full Council Meeting where they will be adopted.

The meeting was closed at 20:15hrs.

Cllr J Williams
Chair
Ilfracombe Town Council

22/05/2023