



## ILFRACOMBE TOWN COUNCIL

### Planning and Environment Committee Meeting

#### MINUTES

Date – Monday 17<sup>th</sup> April 2023 at 7.00pm

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

**Attendees:** Councillors: J Williams (Chair), P Coates, G Coulter, T Elliott, G Fowler, D Williams  
(All Councillors are welcome to attend the meeting but only those formally appointed to the Committee may participate and vote)

**Other Attendees:** I Howard (Minute Taker)

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

1. **Welcome by Chair**

Cllr J Williams welcomed the assembled.

2. **Apologies:**

Apologies were received from Cllr Schofield (personal) and Cllr Turton (other commitments)

3. **Declarations of interest as required under the code of conduct (revised 10/12/18).**

None received.

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

None.

5. **Adoption of minutes & matters arising from actions from 20<sup>th</sup> March 2023**

Motion to accept these minutes was proposed by Cllr J Williams, Seconded by Cllr Fowler, with all in favour.

6. **To consider applications received to date:**

Application Number	Applicant	Detail	End of consultation	Comments
76720	Mr Tony Sinclair	Conversion of a redundant barn to a single dwelling with new access and parking arrangements at Barn/Land West of Warcombe Lane - Mortehoe, Woolacombe, Devon, EX34 7EJ	76720	Extension requested but not agreed (too close to the statutory date) – Approved 06/04/2023
<b>Discussion:</b> Noted.				
76715	Miss Jenny Moulton	Outline application for demolition of existing garage and erection of two split level apartments to include allocated off street parking with all matters reserved - 17 Brookdale Avenue, Ilfracombe, Devon, EX34 8DB	13/04/2023	Extension requested – no reply
<b>Discussion:</b> After discussion, Councillors decided there was not enough information about the application to make a decision with some consultees also not being able to give comments. <b>Recommendation: Abstain.</b> A recommendation to abstain from making a recommendation on this application was proposed Cllr Elliott, seconded by Cllr Coulter with all in favour.				

76854	Ms Newell	Enlargement of existing dormer and installation of solar PV panels - Lee Chapel, Lee, Ilfracombe, Devon, EX34 8LN	14/04/2023	Extension requested – no reply
<p><b>Discussion:</b> A short discussion of this application raised no concerns.</p> <p><b>Recommendation: Support.</b></p> <p>A recommendation to support this application was proposed by Cllr Fowler, seconded by Cllr Elliott with all in favour.</p>				
76829	Mr Michael Doble	Conversion of existing two flats to single three bedroom apartment at first, second and third floor and part change of use of ground floor for Use Class E - 13 Broad Street, Ilfracombe, Devon, EX34 9EE	14/04/2023	Extension requested – agreed
<p><b>Discussion:</b> After discussion, Councillors felt as though this application would be an improvement to the current property. There were no major concerns, however, Councillors noted that some consultees had some concerns regarding the impact on their neighbouring properties.</p> <p><b>Recommendation: Support.</b></p> <p>A recommendation to support this application was proposed by Cllr Coates, seconded by Cllr Coulter with all in favour.</p>				
76843	Owen Rolfe	Erection of balcony - Windjammer, Lee, Ilfracombe, Devon, EX34 8LR	17/04/2023	Extension requested – agreed
<p><b>Discussion:</b> A short discussion of this application raised no concerns.</p> <p><b>Recommendation:</b> A recommendation to support this application was proposed by Cllr D Williams, seconded by Cllr Fowler with all in favour.</p>				
76889	Mr Martin & Jane Johncock	Extension to the rear of the property to provide a larger living space, master and ensuite bathroom - West Clays, Lee, Ilfracombe, Devon, EX34 8LN	18/04/2023	Extension to requested – 26/04/2023
<p><b>Discussion:</b> A short discussion of this application raised no concerns.</p> <p><b>Recommendation:</b> A recommendation to support this application was proposed by Cllr D Williams, seconded by Cllr Coulter with all in favour.</p>				
76898	Mr & Mrs Raveney	Works to existing outbuilding to provide ancillary accommodation - Raggamuffins, Champernowne Crescent, Ilfracombe, Devon	19/04/2023	
<p><b>Discussion:</b> After discussion, Councillors decided there was not enough information about the application to make a decision. The committee had concerns regarding the actual use of the accommodation and felt clarification was needed.</p> <p><b>Recommendation: Abstain.</b></p> <p>A recommendation to abstain from making a recommendation on this application was proposed Cllr J Williams, seconded by Cllr Coulter with all in favour.</p>				
76894	Elan Homes Midlands Ltd	Application for a non-material amendment to planning permission [57699 & Residential development of 51 dwellings with associated works (amended plans and information)(further amended information) in respect of amendments to the materials schedule - The Shields, Ilfracombe, Devon, EX34 8JS		To note only
<p><b>Discussion:</b> Noted.</p>				

76904	Mr J Brown	Erection of 2 dwellings - The Moorings, 18 Crofts Lea Park, Ilfracombe, Devon, EX34 9PN	28/04/2023	
<p><b>Discussion:</b> After discussion, the committee felt the applications design would be incongruous with the other properties in the surrounding area. It was also noted by the committee that there were concerns regarding the effects to the neighbour amenities as well as a possible over-intensification of the site. In addition to this, members agreed there would be issues regarding parking if 2 buildings were erected and access would be needed in and out of the site.</p> <p><b>Recommendation: Object.</b> A recommendation to object to this application was proposed by Cllr Fowler, seconded by Cllr Coulter with all in favour.</p>				
76868	Mr Iain Williamson	Variation of conditions 2 (approved plans) and 3 (materials) attached to planning permission 71763 (conversion of barn to dwelling) to allow change of materials for roof covering to natural slate, retaining of roof lights and removal 2no proposed large windows - Bakers Cleave, Lincombe, Lee, Ilfracombe, Devon, EX34 8LL	01/05/2023	
<p><b>Discussion:</b> A short discussion of this application raised no concerns.</p> <p><b>Recommendation:</b> A recommendation to support this application was proposed by Cllr Coulter, seconded by Cllr D Williams with all in favour.</p>				
76937	Mr Peter Hazlehurst	Installation of a new driveway – 9 Croft Fernery, Higher Slade Road, Ilfracombe, Devon, EX34 8LH	10/05/2023	
<p><b>Discussion:</b> After discussion, Councillors found no major concerns and concluded that it would be a positive addition in order to free up on road parking spaces due to a lack of these in this particular area.</p> <p><b>Recommendation:</b> A recommendation to support this application was proposed by Cllr Coates, seconded by Cllr D Williams with all in favour.</p>				

7. **NDC Decisions – See Planning Notes –** Read out.
8. **Neighbourhood Plan –** nothing received.
9. **Applications received under the Licensing Act 2003**  
None received.
10. **Correspondence**  
None received.
11. **Chairs Discretion (previously notified)**  
None received.

The meeting closed at 19:45pm.

**Cllr J Williams**  
**Chair**  
**Ilfracombe Town Council**

17/04/2023