



ILFRACOMBE TOWN COUNCIL

Planning and Environment Committee Meeting

Date – Monday 16th October 2023 at 7.00pm

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

Council Members are requested to arrive by 7.00pm – **apologies must be received by 5.00pm**

MINUTES

Date – Monday 18th September 2023 at 7.00pm

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

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

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

1. Welcome by Chair

Cllr J Williams welcomed the assembled.

2. To receive Apologies

Apologies were received from Cllr M Newland (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 an item to raise.

5. Adoption of minutes & matters arising from actions from 18th September 2023

Motion to adopt these minutes was proposed by Cllr J Williams and seconded by Cllr D Williams 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
77637	Acorn Blue	Approval of details in respect of discharge of conditions 5 (CEMP), 6 (LEMP), 9 (CEMP) and 10 (Phase 1 Preliminary Risk Assessment Report) attached to planning permission 72859 (Part demolition & conversion, extension & alteration of existing hotel to form 17 No. dwellings; erection of 4 No. homes, erection of cafe facilities and associated works, landscaping, drainage & highway works - Lee Bay Hotel Lee Ilfracombe Devon EX34 8LR	03/10/2023 Extension not allowed due to ITC not being a consultee	To note only. See email in correspondence from Cllr Coates

This application was noted by members.

77635	H&H Dev Ltd	Erection of further 4 flats - Southcliffe Hotel, Torrs Park, Ilfracombe, Devon, EX34 8AZ	13/10/2023	Extension requested to consultation expiry date to 18/10/2023
<p>Discussion: After discussion, members had no concerns with this applications and noted that they had approved previous applications for this location. It was noted that that application would create more parking spaces and there had been no concerns raised with Sustainability, Heritage or the consultees.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr Coates, seconded by Cllr Coulter with all in favour.</p>				
77002	Beach Cove Coastal Retreat	Removal of the concrete beach steps and adjoining walling (amended proposal and plans) – Beach Cove Coastal Retreat, Watermouth Road, Ilfracombe, Devon, EX34 9QY	19/10/2023	
<p>Discussion: After discussion, members felt that there was still not enough information and lack of expertise to be able to make a recommendation on this application. Members also had concerns with points raised on the durability of the works made by NDC.</p> <p>Recommendation: Abstain. All members were in favour to abstain from this application.</p>				
77519	Mr Mabu Shaik	Conversion of existing 22 bedroom hotel into 14 flats - 6-7 Market Street Ilfracombe Devon EX34 9AY	25/10/2023	
<p>Discussion: Members agreed that this application would be an improvement to the site and felt that this could create more accommodation in the town.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr Coates and seconded by Cllr Coulter with all in favour.</p>				
77274	Mr John Hedger	Conversion and change of use of Bar & Restaurant to 3 individual apartments (amended plans & description) - 26 Watermouth Road Ilfracombe Devon EX34 9QY	08/11/2023	Previous application (prior to these amended plans & description) supported by ITC 17/07/2023
<p>Discussion: After a short discussion, no major concerns were raised for this application. It was noted that out of all the consultees, only one had replied.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr D Williams and seconded by Cllr Coulter with all in favour.</p>				
77710	Tunnels Beaches	Extensions and alterations to Wedding Venue - The Tunnels Beaches Tunnels Beach Bath Place Ilfracombe Devon	01/11/2023	
<p>Discussion: After discussion, members raised no concerns with this application and noted that it looked impressive.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr Coates, seconded D Williams with all in favour.</p>				

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

8. Correspondence

8.1. 74197 - Appeal decision correspondence - This correspondence was noted by members.

8.2. 77637 - Lee Bay Hotel correspondence – Cllr Coates explained this correspondence to members. It included concerns Lee & Lincombe Residents Association had regarding if any damage was made to their properties during the works which will be carried out on the Lee Bay Hotel Site. Matthew Brown at NDC Planning have assured residents that if this any issues occur then he will personally get involved to help resolve it.

9. Chairs Discretion (previously notified)

Cllr Coates wanted to raise the issue of a site in Lee Bay which had previously raised at this committee. The PO had been in contact with NDC Planning Enforcement to raise this which led to an enforcement letter being given to the site, however, no further action had been taken. Cllr Coates asked the Chair, Cllr J Williams, to raise this issue at her next District Planning meeting.

The meeting was closed at 19:30hrs, the next Planning Committee Meeting will be held on Monday 20th November 2023.

**Cllr J Williams
Chair
Ilfracombe Town Council**

16/10/2023