



ILFRACOMBE TOWN COUNCIL
MINUTES – 24 - 01
THE COUNCIL CHAMBER, THE ILFRACOMBE CENTRE, HIGH STREET, ILFRACOMBE

Minutes of Planning and Environment Committee Meeting Monday 15th January 2024 at
7.00pm

Members Present:

Cllrs: J Williams (Chair), D Williams (Vice Chair), P Coates, M Newland

Officers Present:

L Donovan (Proper Officer), I Howard (Minute Taker)

Others Present: Cllr T Elliott and 7 members of the public.

1. Welcome by Chair

Cllr J Williams welcomed the assembled.

2. To receive a presentation from Ilfracombe Community Land Trust

The Ilfracombe Community Land Trust gave a presentation regarding application 78083, it included visuals of the proposed application as well as an explanation of the housing issues the town is currently facing and how this application will positively tackle these. Cllr J Williams thanked the Trust for attending to give more information and the efforts they have put into this planning. Once the presentation had finished, some members of the public left the meeting.

3. To receive and consider for approval, apologies for absence and reasons given.

Apologies were received from Cllr G Coulter (Personal).

4. 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.

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

The PO had items to raise.

6. Adoption of minutes & matters arising from actions from 18th December 2023

Motion to adopt these minutes was proposed by Cllr J Williams, seconded by Cllr Coates with all in favour.

7. 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
78103	Mr Max May	Erection of home office and workshop and associated works – Whitestone Barn, Lee, Ilfracombe, Devon, EX34 8LN	18/01/2024	Extension granted from 10/01/2024 to 18/01/2024

Discussion: All Members were in favour to note the neighbours' concerns regarding access to the site, proximity as well as class of use due to the scale of the application being considerably large for domestic use only.				
77915	Helen Bond	Application under Regulation 3 of the T & C P General Regulations 1992 notification by NDC for creation of external terrace to building with new external stair link from main building balcony	18/01/2024	Extension granted from 10/01/2024 to 18/01/2024
Discussion: After a short discussion, members had no concerns with this application. Recommendation: Support. A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr D Williams with all in favour.				
78053	Mr and Mrs Peter and Carol Duncan	Outline application for the erection of one dwelling and access with some matters reserved (Appearance, Landscaping, Layout and Scale) - Land at Chambercombe Park Road, Ilfracombe, Devon, EX34 9QN	17/01/2024	Extension granted from 10/01/2024 to 17/01/2024
Discussion: Members didn't have any concerns regarding this application. Recommendation: Support. A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr D Williams with all in favour.				
78112	Mr Nathan White	Replacement of existing temporary building with new R&D building – TDK Lambda, Kingsley Avenue, Ilfracombe, Devon, EX34 8ES	18/01/2024	Extension granted from 11/01/2024 to 18/01/2024
Discussion: Members noted that this application was a repurposing of any already used space and were pleased to see the business wanting to improve its premises for the benefit of its employees. Recommendation: Support. A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr Coates with all in favour.				
78083	Ilfracombe Community Land Trust	Demolition of existing buildings and erection of 16 social rented units with associated landscaping and parking – Former Bicclescombe Nurseries, Furze Hill Road, Ilfracombe, Devon	18/01/2024	Extension granted from 11/01/2024 to 18/01/2024
Discussion: Following on from the presentation given by the applicant, members had no concerns with this application and felt that it would only be beneficial to the town given the current housing crisis. Recommendation: Support. A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr Coates with all in favour.				
77478	North Devon Flooring	Proposed redevelopment of garages to create 2 dwellings – Regent Place, Ilfracombe, Devon, EX34 9AB	18/01/2024	Extension granted from 11/01/2024 to 18/01/2024
Discussion: Members had no major concerns regarding this application and noted that no parking spaces would be lost. Recommendation: Support. A recommendation to support this application was proposed by Cllr Coates, seconded by Cllr Newland with all in favour.				
78066	Mr Clive Butcher	Side Extension to dwelling including balcony and associated works (changes to approved	18/01/2024	

		application 77573) - Higher Whitestone, Lee, Ilfracombe, Devon, EX34 8LN		
<p>Discussion: Members noted that this application had been put in previously and that this new application only had minor adaptations, this raised no concerns with the committee.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr D Williams, seconded by Cllr Newland with all in favour.</p>				
78139	Mr Edwards	Application for consent for works to trees covered by a Tree Preservation Order in respect of crown lifting of 2x Beech (T1 & T2), removal to ground level 1x Sycamore (T3), crown reduction of 1x Sweet Chestnut (T4) & 2x Sycamore (T5 & T6) and reduce to hedge height 1x Laurel (T7) - Beechwood House Torrs Park Ilfracombe Devon EX34 8AZ	01/02/2024	Received after agenda was published
<p>Discussion: Members noted this application.</p>				
78150	Acorn Blue	Notification of works to trees in a conservation area in respect of crown lifting and lateral reduction of 1x Alder (G12) and felling of 1x Sycamore – Lee Bay Hotel, Lee, Ilfracombe, Devon, EX34 8LR	N/A	Received after agenda was published. To note only.
<p>Discussion: Members noted this application.</p>				

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

9. Correspondence

9.1. Letter from NDC Planning re: 76024 – Members noted this correspondence sent in by NDC.

10. Chairs Discretion (previously notified)

The PO informed members that she will be requesting at Full Council to change the Staffing Committee meeting to be directly before the Planning Committee meeting which could result in Planning starting later than usual during the winter months. This is due to a lack of attendance for the Staffing meetings with members either working or being away during these months. The PO also informed members of a Planning conference available on the evening of 31st January 2024.

Cllr J Williams
Chair
Ilfracombe Town Council

15/01/2024