



ILFRACOMBE TOWN COUNCIL
MINUTES – 24 - 02
THE COUNCIL CHAMBER, THE ILFRACOMBE CENTRE, HIGH STREET, ILFRACOMBE

Minutes of Planning and Environment Committee Meeting Monday 19th February 2024 at
7.00pm

Members Present:

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

Officers Present:

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

Others Present: Freewomen Satchwell and 3 members of the public.

1. Welcome by Chair

Cllr J Williams welcomed the assembled.

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

No apologies were received.

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

No items to be raised.

5. Adoption of minutes & matters arising from actions from 15th January 2024

Motion to adopt these minutes was proposed by Cllr J Williams, 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)

At this point, Cllr Schofield proposed that application ref. 78163 be brought forward to allow the members of public in attendance to have their say on the application then be able to leave so that they do not have to wait through the whole meeting. This was seconded by Cllr Coulter with all members in favour.

| Application Number | Applicant | Detail | End of consultation | Comments |
|---------------------------|--------------------|---|----------------------------|---|
| 78131 | Mr Kieron Marshall | Variation of condition 2 (approved plans) attached to planning permission 57699 (residential development for the erection of 51 dwellings with associated works to allow for the addition of bricks to the materials palette and plot specific level changes - The Shields Ilfracombe Devon | 14/02/2024 | Extension granted from 14/02/2024 to 21/02/2024 |

Discussion: Cllrs noted that this had already been previously approved and this new application was only asking for aesthetic changes which they had no concerns with.

| | | | | |
|---|------------------------|--|------------|--------------|
| Recommendation: Support. A recommendation to support this application was proposed by Cllr Coulter, seconded by Cllr Schofield with all in favour. | | | | |
| 78170 | Mr Michael Doble | Change of use from commercial to dwelling to provide residential floor space incidental to dwelling and associated works - Harbour Amusements 13 Broad Street Ilfracombe Devon EX34 9EE | 28/02/2024 | |
| Discussion: Cllrs discussed the possible access issues with this application due to it being directly opposite the RNLI station entrance, however, decided that this would not have a significant effect. They also looked at possible flood risk but noted that this area had been flooded in the past and hadn't been overly effected. Recommendation: Support. A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr Coulter with all members in favour. | | | | |
| 77913 | The Co-Operative Group | Prior notification for demolition of external upper walls & roof due to dangerous condition – Co Op Stores, 69 High Street, Ilfracombe, Devon, EX34 9QE | N/A | To note only |
| This application was noted by members. | | | | |
| 78165 | Mr J Mclintock | Change of use of redundant office and ancillary accommodation into essential staff accommodation – The Tunnels Beaches, Bath Place, Ilfracombe, Devon, EX34 8AN | 22/02/2024 | |
| Discussion: Members noted that Heritage had no issues with this application and no consultees had replied as of yet. All changes would be internal and shouldn't have an effect on the external look of the site. Recommendation: Support. A recommendation to support this application was proposed by Cllr D Williams, seconded by Cllr Newland with all in favour. | | | | |
| 78166 | Mr J Mclintock | Application for Listed Building Consent for change of use redundant office and ancillary accommodation into essential staff accommodation - The Tunnels Beaches Bath Place Ilfracombe Devon EX34 8AN | 28/02/2024 | |
| Discussion: Members noted that Heritage had no issues with this application and no consultees had replied as of yet. All changes would be internal and shouldn't have an effect on the external look of the site. Recommendation: Support. A recommendation to support this application was proposed by Cllr D Williams, seconded by Cllr Newland with all in favour. | | | | |
| 78163 | North Devon Council | Erection of public WC facilities & bus shelter – Land to east of Victoria Pleasure Grounds, Wilder Road, Ilfracombe | 28/02/2024 | |
| Discussion: During this application Cllr J Williams allowed members of the public that live in the area of the proposed site to express their opinions on the application. The residents had concerns with the positioning of the proposed toilet doors and the potential anti-social behaviour the Public Conveniences could attract. The PO stepped in to reassure the residents that the pay on entry doors should reduce the amount of antisocial behaviour and vandalism which commonly occur in Public Conveniences. Cllrs were aware of the need for toilets in that area due to the lack of but sympathised with the residents' concerns of their properties being in direct view of the toilet doors. Members wanted to suggest that if the doors could be positioned to face the opposite direction, onto the St James gardens, then this would be a better comprise for the residents in the area. Recommendation: Support. | | | | |

| | | | | |
|--|----------------|---|------------|-----------------------------------|
| A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr Schofield with all in favour. | | | | |
| 77796 | Ally Newton | Conversion of garage to dwelling with associated works - 10 Pretoria Terrace Slade Road Ilfracombe Devon EX34 8LD | 21/02/2024 | |
| <p>Discussion: After looking at this application, Cllrs had concerns as Highways had not yet put a report in and wouldn't want to support this application until they had seen Highways views on this due to its location.</p> <p>Recommendation: Object.</p> <p>A recommendation to object this application was proposed by Cllr Schofield, seconded by Cllr Newland with all in favour.</p> | | | | |
| 78211 | Andrew Steel | Change of use of rear of existing cafe/restaurant into garage. Front of cafe/restaurant (class E) - ground floor and basement - to become retail unit (class E) - 79 Fore Street Ilfracombe Devon EX34 9ED | 21/02/2024 | |
| <p>Discussion: Members noted that out of 21 consultees, no replies had been received. The only comment Heritage had with the application is that they should keep the timber door. Cllrs 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> | | | | |
| 78160 | Tom O'leary | Extension to dwelling to add a garden room to rear of the property with patio above - 21 Meadow Close Ilfracombe Devon EX34 8JA | 22/02/2024 | |
| <p>Discussion: After looking through this application, members raised no major concerns.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr Coates, seconded by Cllr Coulter with all in favour.</p> | | | | |
| 78212 | Cellnex | Prior notification by telecommunications code system operator for relocation of 1 Antenna 44.0m AGL, the removal of 3 Antennas 44.0m AGL, the installation 3 Antennas 44.0m AGL and associated ancillary upgrade - Higher Slade Sub Station Ilfracombe Devon EX34 8LH | 20/02/2024 | Extension requested to 21/02/2024 |
| <p>Discussion: Cllrs couldn't see many differences between the existing and proposed plans. Members felt that this was most likely being fit for better use and had no issues with these.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr Coates, seconded by Cllr Coulter with all in favour.</p> | | | | |
| 78014 | Mrs Susan Leek | Change of use from a business to private dwelling – Fernbank House, Torrs Park, Ilfracombe, EX34 8AZ | 28/02/2024 | |
| <p>Discussion: After a short discussion, members had no major concerns with this application.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr Schofield, seconded by Cllr Newland with all in favour.</p> | | | | |
| 78230 | Mr J Turner | Erection of first floor extension over garage – Ferns, Champernowne Crescent, Ilfracombe, Devon, EX34 9PL | 28/02/2024 | |
| <p>Discussion: After a short discussion, members had no major concerns with this application.</p> <p>Recommendation: Support.</p> | | | | |

| | | | | |
|--|-----------------------|---|------------|--|
| A recommendation to support this application was proposed by Cllr Schofield, seconded by Cllr D Williams with all in favour. | | | | |
| 76151 | Mr Russell Morgan | Prior approval for a proposed change of use from commercial, Business and Service (Use Class E) to 5 Dwelling houses (Use Class C3) - Wellington Warehouse Regent Place Ilfracombe Devon EX34 9AB | 29/02/2024 | |
| <p>Discussion: Members had concerns with the plans not matching up with the Land Registry documents, due to this they cannot make a decision as to whether issues with loss of light and access apply to this application.</p> <p>Recommendation: Cllrs cannot support or object until more information on the issues with the Land Registry are resolved. This was proposed by Cllr Coulter, seconded by Cllr Newland with all in favour.</p> | | | | |
| 78232 | Mr Guy Jones | Variation of conditions (approved plans) and 3 (materials) attached to planning permission 50141 (alterations to ground floor to form 2 units & formation of 6 apartments above) to allow for amended layout and materials for dormer windows - 109 High Street Ilfracombe Devon EX34 9ET | 29/02/2024 | |
| <p>Discussion: After discussion, members had no major concerns with this application.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr Newland, seconded by Cllr Schofield with all in favour.</p> | | | | |
| 78236 | North Devon Homes Ltd | Erection of 1 open market dwelling – 24 Whittingham Road, Ilfracombe, Devon, EX34 9LJ | 06/03/2024 | |
| <p>Discussion: After a short discussion, members had no major concerns with this application.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr Schofield, seconded by Cllr D Williams with all in favour.</p> | | | | |
| 78187 | Mr Graham Adams | Installation of a small 13 solar pv array to the barn - Springfield Farm, Ilfracombe, Devon, EX34 9RW | 07/03/2024 | |
| <p>Discussion: After a short discussion, members had no major concerns with this application.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr Coates, seconded by Cllr Coulter with all in favour.</p> | | | | |
| 78277 | Mr S Greenwell | Erection of a holiday let unit, access improvements and resurfacing to create additional parking (amendments to planning application 74197 following appeal decision) at Higher Mullacott, Ilfracombe, EX34 8NA | 08/03/2024 | |
| <p>Discussion: Cllrs couldn't find any major issues with this application and noted it is fairly remote so wouldn't have an effect on the surrounding area.</p> <p>Recommendation: Support. A recommendation to support this application was proposed by Cllr D Williams, seconded by Cllr Newland with all in favour.</p> | | | | |
| 78279 | Mr Tom Marianczak | Creation of a two car space parking bay including alteration to boundary walls - Ponder Rosa Worth Road Ilfracombe Devon EX34 9JA | 13/03/2024 | |

Discussion: After a short discussion, members could not find any major issues with the application and noted that more off road parking would be beneficial in such a residential area.

Recommendation: Support.

A recommendation to support this application was proposed by Cllr Schofield, seconded by Cllr Newland with all in favour.

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

8. Correspondence

- Email re: planning application no. 78083 – This correspondence was noted by members.

9. Chairs Discretion (previously notified)

No items to be raised.

The meeting was declared closed by the Chairman at 20:10hrs. the next Planning Committee Meeting will take place on Monday 18th March 2024 at 19:00hrs in the Council Chamber.

Cllr J Williams
Chair
Ilfracombe Town Council

19/02/2024

DRAFT