



Planning Meeting – Monday 17th June 2024

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ILFRACOMBE TOWN COUNCIL

Planning and Environment Committee Meeting

Date – Monday 17th June 2024 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**

You are hereby summoned – Committee Members:

Cllrs: D Turton (Mayor), M Fay (Deputy Mayor), J Williams, D Williams, P Coates, G Coulter, G Schofield, M Newland, M Welling

(All Councillors are welcome to attend the meeting but only those formally appointed to the Committee may participate and vote)

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

Agenda

- 1. Welcome by Chair**
- 2. To receive and consider for approval, apologies for absence and reasons given.**
- 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**
- 4. Chair's discretion for any matters or announcements for Information Only**
- 5. Adoption of minutes & matters arising from actions from 20th May 2024**
- 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
78699	Michael Doble	Proposed extension to dwelling – Harbour Amusements, 13 Broad Street, Ilfracombe, Devon, EX34 9EE	18/06/2024 - (Extension granted from 14/06/2024)	
78457	Mr Vincent Sherkle	Retrospective change of use of ground floor commercial premises to residential – Nelly Mays Parlour, 63 High Street, Ilfracombe, Devon, EX34 9QE	26/06/2024	
78575	Mr Josh Easton	Extensions & alterations to dwelling to include alterations to roof - The Hollies Home Lane Lee Devon EX34 8LR	03/07/2024	

78682	Mr & Mrs Boni	Variation of conditions 2 (approved drawings) and 6 (windows) submitted attached to planning permission 77609 (Conversion of loft to include raising the roof and alterations to dwelling and the demolition of the garage to create	03/07/2024	
		additional off street parking) - 8 Fern Way Ilfracombe Devon EX34 8JS		
78641	Mr R L and Mrs A E Mannings	Variation of condition 6 (full time occupancy) to allow change of occupancy from 10 months to 12 months attached to planning permission ND/3560	28/06/2024	
78773	Schooner Taverns Ltd	Conversion of former hotel to 4no. residential apartments - Harleigh House Hotel Wilder Road Ilfracombe Devon EX34 9AE	02/07/2024	
78677	Mr & Mrs Mathews	Erection of new dwelling - White Oak Ilfracombe Devon EX34 8PQ	02/07/2024	

7. NDC Decisions – See Planning Notes

8. Correspondence

9. Chairs Discretion (previously notified)

*Members of the Press & Public are Welcome to Attend
The doors will be open from 6.45pm until 7:00pm*



Laura Donovan
Proper Officer
Ilfracombe Town Council

12th June 2024



ILFRACOMBE TOWN COUNCIL
MINUTES – 24 – 05
THE COUNCIL CHAMBER, THE ILFRACOMBE CENTRE, HIGH STREET, ILFRACOMBE

Minutes of Planning and Environment Committee Meeting Monday 20th May 2024 at
7.00pm

Members Present:

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

Officers Present:

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

1. Election of Chair and Deputy Chair for 2024-2025

Cllr Coates opened the meeting and ask if any members would like to nominate themselves to be Chair of the Planning Committee term 2024-25. Cllr J Williams was the only member willing to be Chair, Cllr Coates proposed this, Cllr Coulter seconded this with all members were in favour for this. Cllr Coates then requested members to nominate themselves for Deputy Chair, Cllr D Williams put himself forward for this role. This was proposed by Cllr J Williams, seconded by Cllr Coates with all members were in favour.

2. Welcome by Chair

Cllr Coates passed out control of the meeting to J Williams who welcomed the assembled.

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

Apologies were received from Cllrs M Newland, D Turton and M Welling (Personal). Absent: Cllrs M Fay and G Schofield.

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

Cllr J Williams and the PO had items to raise.

6. Adoption of minutes & matters arising from actions from 15th April 2024

Motion to adopt these minutes was proposed by Cllr Coulter, seconded by Cllr D Williams with all in favour apart from one abstention from Cllr Coates who was not present at the meeting.

7. To review and agree Planning Committee Terms of Reference

After reviewing these Terms of Reference, no members had any requested amendments and Cllr D Williams recommended this document to Full Council for approval, this was seconded by Cllr Coulter with all in favour.

8. 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
78565	Mr and Mrs Hewitt	Single storey annexe – Sea View, Lincombe, Lee, Ilfracombe, Devon, EX34 8LL	17/05/2024 (Extension requested to 22/05/2024)	

<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 Coulter seconded by Cllr D Williams with all in favour.</p>				
78535	Mr M Brown	Approval of details in respect of discharge of conditions 6 (LEMP), 3 (phasing), 4 (external finishing materials), 7 (hard & soft landscaping), 12 (surface water drainage), 13 (foul drainage), 15 (waste audit), 16 (refuge storage facilities) and 24 (commercial car parking external finishing materials) 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 (amended/further plans/documents) - Lee Bay Hotel Lee Ilfracombe Devon EX34 8LR	29/05/2024 (Changed to 21/05/2024)	
<p>Discussion: Members noted the comments from the LLRA, Heritage and Conservation Officers and agreed that the proposed stone does not match the existing stone so will not be in keeping. Members also agreed that it would be a shame to not have built in seating at the front of the site like has always been there.</p> <p>Recommendation: Comments only.</p> <p>A recommendation to put these comments on this application forward to NDC was proposed by Cllr Coulter seconded by Cllr J Williams with all in favour.</p>				
78488	Tara Jenkins	Application under regulation 3 of the T & C P General Regulations 1992 notification by NDC for removal of existing stone retaining wall & reconstruct new cavity retaining wall with stone facing to match existing - Runnymede Gardens, Wilder Road, Ilfracombe, Devon	23/05/2024	
<p>Discussion: Members had no concerns with this application and noted that the works are necessary due to the state of the wall potentially being a health and safety concern.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr Coates seconded by Cllr D Williams with all in favour.</p>				
78636	Greg Twist	Variation of condition 2 (approved plans) attached to planning permission 76454 (single storey extension to dwelling bungalow) to allow changes to roof and materials - Lower Craig 22A Crofts Lea Park Ilfracombe Devon EX34 9PN	31/05/2024	
<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 D Williams seconded by Cllr Coulter with all in favour.</p>				
78564	Mr Paul Whitemore	Listed building consent for the reinstatement of internal dividing partition wall between top floor attic rooms - 5	06/06/2024	

		Montpelier Road, Ilfracombe, Devon, EX34 9HP		
<p>Discussion: After discussion, members had no concerns and noted that despite the building being listed, the Heritage officer had no objections.</p> <p>Recommendation: Support.</p> <p>A recommendation to support this application was proposed by Cllr J Williams seconded by Cllr Coates with all in favour.</p>				
78699	Michael Doble	Proposed extension to dwelling – Harbour Amusements, 13 Broad Street, Ilfracombe, Devon, EX34 9EE	07/06/2024	
<p>Discussion: Members agreed that, due to the application coming in earlier today, there was not enough time to thoroughly look through the application and wait for consultee replies. Officers will request an extension on the application so that this can be properly discussed at the June Planning Committee meeting.</p>				

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

10. Correspondence – None received.

11. Chairs Discretion (previously notified) – Cllr J Williams informed members that the Ilfracombe Community Land Trust had attended the most recent NDC Planning meeting. She explained that there were many in favour for the works, however, there were a few residents who have objections with the application. The PO followed on from this with an email correspondence from Cllr Newland who also raised concerns from a resident who highlighted details about the application that members weren't aware of. All members agreed that they can only make decision based off the information they are giving through NDC as that is how the Planning system works.

The meeting was declared closed at 19:55hrs the next Planning Committee Meeting will take place on Monday 17th June at 19:00hrs in the Council Chambers.

Cllr J Williams
Chair
Ilfracombe Town Council

20/05/2024

Our Ref: 78699
Date: 17 May 2024



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

**TOWN AND COUNTRY
PLANNING ACT 1990**

Dear Sir or Madam

Reference: 78699

**Proposed extension to dwelling at Harbour Amusements 13 Broad Street
Ilfracombe Devon EX34 9EE
Grid Ref: 252268; 147745**

We have received an application for the above. The case officer will be allocated and published on the website in three working days.

Full details and documents submitted in respect of this application are available to view on the planning tracker on the North Devon Council website, please click here <https://planning.northdevon.gov.uk/Planning/Display/78699?cuuid=52A661B3-12E2-4F1B-BFA2-E1F78E8B7E9B> to view the documents and submit your response.

If you have any comments you would like to make about the proposal please ensure they are submitted within 21 days from the date of this notification. If we have not received your comments within this time we will assume you do not wish to make any.

Please note that any representations made to us should be on behalf of the organisation and not personal.

Yours faithfully

Planning Support

Planning, Housing and Health | North Devon Council | Lynton House | Commercial Road | Barnstaple | EX31 1DG
E: Planning@northdevon.gov.uk
W: www.northdevon.gov.uk

Our Ref: 78457
Date: 28 May 2024



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

**TOWN AND COUNTRY
PLANNING ACT 1990**

Dear Sir or Madam

Reference: 78457

**Retrospective change of use of ground floor commercial premises to residential at Nelly Mays Parlour 63 High Street Ilfracombe Devon EX34 9QE
Grid Ref: 251625; 147428**

We have received an application for the above. The case officer will be allocated and published on the website in three working days.

Full details and documents submitted in respect of this application are available to view on the planning tracker on the North Devon Council website, please click here <https://planning.northdevon.gov.uk/Planning/Display/78457?cuuid=7238DF03-87B2-4CB4-9FA0-16CDFB9A6CBF> to view the documents and submit your response.

If you have any comments you would like to make about the proposal please ensure they are submitted within 21 days from the date of this notification. If we have not received your comments within this time we will assume you do not wish to make any.

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Yours faithfully

Planning Support

Planning, Housing and Health | North Devon Council | Lynton House | Commercial Road | Barnstaple | EX31 1DG
E: Planning@northdevon.gov.uk
W: www.northdevon.gov.uk

Our Ref: 78575
Date: 3 June 2024



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

**TOWN AND COUNTRY
PLANNING ACT 1990**

Dear Sir or Madam

Reference: 78575

**Extensions & alterations to dwelling to include alterations to roof at The Hollies
Home Lane Lee Devon EX34 8LR
Grid Ref: 248412; 146348**

We have received an application for the above. The case officer will be allocated and published on the website in three working days.

Full details and documents submitted in respect of this application are available to view on the planning tracker on the North Devon Council website, please click here <https://planning.northdevon.gov.uk/Planning/Display/78575?cuuid=305B5D55-7A28-428B-B6F2-A9BFACF91484> to view the documents and submit your response.

If you have any comments you would like to make about the proposal please ensure they are submitted within 21 days from the date of this notification. If we have not received your comments within this time we will assume you do not wish to make any.

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Yours faithfully

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Planning, Housing and Health | North Devon Council | Lynton House | Commercial Road |
Barnstaple | EX31 1DG
E: Planning@northdevon.gov.uk
W: www.northdevon.gov.uk

Our Ref: 78682
Date: 5 June 2024



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

**TOWN AND COUNTRY
PLANNING ACT 1990**

Dear Sir or Madam

Reference: 78682

**Variation of conditions 2 (approved drawings) and 6 (windows) submitted attached to planning permission 77609 (Conversion of loft to include raising the roof and alterations to dwelling and the demolition of the garage to create additional off street parking) at 8 Fern Way Ilfracombe Devon EX34 8JS
Grid Ref: 252007; 147044**

We have received an application for the above. The case officer will be allocated and published on the website in three working days.

Full details and documents submitted in respect of this application are available to view on the planning tracker on the North Devon Council website, please click here <https://planning.northdevon.gov.uk/Planning/Display/78682?cuuid=656770DB-7B65-4E87-9CEC-FC46D6070F33> to view the documents and submit your response.

If you have any comments you would like to make about the proposal please ensure they are submitted within 21 days from the date of this notification. If we have not received your comments within this time we will assume you do not wish to make any.

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Yours faithfully

Planning Support

Planning, Housing and Health | North Devon Council | Lynton House | Commercial Road | Barnstaple | EX31 1DG
E: Planning@northdevon.gov.uk
W: www.northdevon.gov.uk

Our Ref: 78641
Date: 7 June 2024



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

**TOWN AND COUNTRY
PLANNING ACT 1990**

Dear Sir or Madam

Reference: 78641

**Variation of condition 6 (full time occupancy) to allow change of occupancy from 10 months to 12 months attached to planning permission ND/3560 at 41 Corn Mill Close Ilfracombe Devon EX34 9PZ
Grid Ref: 253419; 147495**

We have received an application for the above. The case officer will be allocated and published on the website in three working days.

Full details and documents submitted in respect of this application are available to view on the planning tracker on the North Devon Council website, please click here <https://planning.northdevon.gov.uk/Planning/Display/78641?cuuid=094EF7F9-062D-42E1-B224-5FD944CEA25A> to view the documents and submit your response.

If you have any comments you would like to make about the proposal please ensure they are submitted within 21 days from the date of this notification. If we have not received your comments within this time we will assume you do not wish to make any.

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Planning Support

Planning, Housing and Health | North Devon Council | Lynton House | Commercial Road | Barnstaple | EX31 1DG

E: Planning@northdevon.gov.uk

W: www.northdevon.gov.uk

Our Ref: 78773
Date: 11 June 2024



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

**TOWN AND COUNTRY
PLANNING ACT 1990**

Dear Sir or Madam

Reference: 78773

**Conversion of former hotel to 4no. residential apartments at Harleigh House Hotel
Wilder Road Ilfracombe Devon EX34 9AE
Grid Ref: 251695; 147697**

We have received an application for the above. The case officer will be allocated and published on the website in three working days.

Full details and documents submitted in respect of this application are available to view on the planning tracker on the North Devon Council website, please click here <https://planning.northdevon.gov.uk/Planning/Display/78773?cuuid=2A8C755E-6433-4FA6-BC77-FB2DDDDA73A1> to view the documents and submit your response.

If you have any comments you would like to make about the proposal please ensure they are submitted within 21 days from the date of this notification. If we have not received your comments within this time we will assume you do not wish to make any.

Please note that any representations made to us should be on behalf of the organisation and not personal.

Yours faithfully

Planning Support

Planning, Housing and Health | North Devon Council | Lynton House | Commercial Road |
Barnstaple | EX31 1DG
E: Planning@northdevon.gov.uk
W: www.northdevon.gov.uk

Our Ref: 78677
Date: 11 June 2024



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

**TOWN AND COUNTRY
PLANNING ACT 1990**

Dear Sir or Madam

Reference: 78677

**Erection of new dwelling at White Oak Ilfracombe Devon EX34 8PQ
Grid Ref: 253025; 144736**

We have received an application for the above. The case officer will be allocated and published on the website in three working days.

Full details and documents submitted in respect of this application are available to view on the planning tracker on the North Devon Council website, please click here <https://planning.northdevon.gov.uk/Planning/Display/78677?cuuid=36D788D4-4215-49D7-802A-67EDBF03BCDC> to view the documents and submit your response.

If you have any comments you would like to make about the proposal please ensure they are submitted within 21 days from the date of this notification. If we have not received your comments within this time we will assume you do not wish to make any.

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Planning notes June 2024

APPROVALS

<u>Application</u>	<u>Applicant</u>	<u>Address / Details</u>	<u>Consultation Expiry</u>	<u>ITC Recommendation</u>	<u>NDC Decision</u>	<u>Decision Date</u>
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	Support	Approved	14/05/2024
78565	Mr and Mrs Hewitt	Single storey annexe – Sea View, Lincombe, Lee, Ilfracombe, Devon, EX34 8LL	22/05/2024	Support	Approved	24/05/2024

WITHDRAWALS

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REFUSALS

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APPEALS

<u>Application</u>	<u>Applicant</u>	<u>Address / Details</u>	<u>Original decision date</u>	<u>Original decision</u>	<u>Appeal Decision</u>	<u>Appeal Decision date</u>