



Planning Meeting – Tuesday 22nd April 2025

INDEX

Pages

AGENDA	2-3
6. Draft Minutes of Planning meeting 17 th March 2025	4-7
7. Application – Consultee Letters	
79939	8
80002	9
80023	10
79794	11
8. Planning notes	12-13



ILFRACOMBE TOWN COUNCIL
Planning and Environment Committee Meeting

Tuesday 22nd April 2025 at 7.00pm
Venue – Council Chamber – The Ilfracombe Centre, High Street, Ilfracombe

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

Committee members, you are hereby summoned to attend – Cllrs: D Turton (Mayor), M Fay (Deputy Mayor), J Williams, D Williams, P Coates, G Coulter, G Schofield, M Newland

(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. Public participation – A period not exceeding 15 minutes to be allocated allowing members of the public to speak for up to 3 minutes**
- 6. Adoption of minutes & matters arising from actions from 17th March 2025.**
- 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
79939	Mr and Mrs Stamp	Side extension and extension to existing raised decking – Pebble House, Home Lane, Lee, Ilfracombe, Devon, EX34 8LR	24/04/2025	
79998	Mrs Jade Stanley	Notification of works to trees in a conservation area in respect of felling to ground level 1x Fagus sylvatica purpurea (T1) - Rock House, Upper Torrs Park, Ilfracombe, Devon, EX34 8BB	N/A	To note only

80002	Ms & Mr Helen & Tim Samuels & Bland	Change of use to residential dwelling, extension in place of previously demolished barn and associated works – Chambercombe Manor, Ilfracombe, Devon, EX34 9RJ	02/05/2025	
80051	Williams	Notification of works to trees in a conservation area in respect of: X1 Salix contorta - Crown Reduction to reduce shading in garden - 6 Brookdale Avenue, Ilfracombe, Devon, EX34 8DB	N/A	To note only
80023	Anthony Dallyn	Conversion of redundant rural building to a dwelling with associated works – Livestock Shed, Whitestone Farm, Lee, Devon, EX34 8LN	29/04/2025	
80101	Mr Paul Doney	Notification of works to trees in a conservation area in respect of lateral branch and height reduction of 1x Cherry Tree - 21 Fore Street, Ilfracombe, Devon, EX34 9DJ	N/A	To note only
79794	Mr Martin Johnson	Conversion of flat 2 & flat 3 into a duplex flat and creation of a juliet balcony together with creation of 2 off street parking spaces, replacement of window with french doors on lower ground floor level and erection of a garden shed - Flat 1, 2 & 3 22 Station Road, Ilfracombe, EX34 8DJ	13/05/2025	

8. NDC Decisions – See Planning Notes

9. Correspondence

10. Chairs Discretion – for information only

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



**Laura Donovan
Proper Officer
Ilfracombe Town Council**

15/04/2025



ILFRACOMBE TOWN COUNCIL
MINUTES – 25 – 03
THE COUNCIL CHAMBER, THE ILFRACOMBE CENTRE, HIGH STREET, ILFRACOMBE

Minutes of Planning and Environment Committee Meeting Monday 17th March 2025 at
 7.00pm

Members Present:

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

Officers & Public Present:

L Donovan (Proper Officer), I Howard (Minute Taker) & one member 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.**
Apologies were received from Cllr G Coulter (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**
Cllr D Turton declared an interest on item 11 and application REF: 62677.
- 4. Chair’s discretion for any matters or announcements for Information Only**
None received.
- 5. Public participation – A period not exceeding 15 minutes to be allocated allowing members of the public to speak for up to 3 minutes**
None received.
- 6. Adoption of minutes & matters arising from actions from 17th February 2025**
Motion to adopt these minutes was proposed by Cllr D Williams seconded by Cllr J Williams 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
79572	Mr James Spencer Laven	Listed building Consent for Conversion of barns adjoining existing dwelling to create additional living space and attached letting annex - Lincombe Manor, Lincombe, Lee, Ilfracombe, Devon, EX34 8LL	26/03/2025	
<p>Discussion: Members found no issues with this application and noted that Heritage had previously approved an old application for this.</p> <p>Recommendation: Support.</p> <p>Motion to support this application was proposed by Cllr Newland, seconded by Cllr Schofield with all in favour.</p>				
79573	Big Cairn Cottages Ltd	Conversion and extension of 2 barns adjoining existing dwelling to create additional living space together with conversion of barn 3 to holiday annex - Lincombe Manor Lincombe Lee Ilfracombe Devon EX34 8LL	21/03/2025	
<p>Discussion: Members found no issues with this application and noted that heritage had previously approved an old application for this.</p>				

Recommendation: Support. Motion to support this application was proposed by Cllr Newland, seconded by Cllr Schofield with all in favour.				
79849	Ms Helen Samuels	Application for consent for works to trees covered by a Tree Preservation Order in respect of felling of 1 in 3 Sweet Chestnut stems – Land to the West of Chambercombe Lane Opposite Chambercombe Manor, Ilfracombe, Devon, EX34 9RJ	19/03/2024	
Discussion: Members noted the comprehensive Woodland Trust report and were in agreement to support the application. Recommendation: Support. Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Coates with all in favour.				
79801	Mr Stephen Poore	Replacement of first floor windows with sashed windows – 28 High Street, Ilfracombe, EX34 9DA	19/03/2025	
Discussion: After looking at the application, members agreed the plans for the windows were in keeping with the property and those adjacent. Recommendation: Support. Motion to support this application was proposed by Cllr Coates, seconded by Cllr D Williams with all in favour.				
79802	Mr Stephen Poore	Listed Building Consent to replace the first floor windows with sashed windows – 28 High Street, Ilfracombe, EX34 9DA	19/03/2025	
Discussion: After looking at the application, members agreed the plans for the windows were in keeping with the property and those adjacent. Recommendation: Support. Motion to support this application was proposed by Cllr Coates, seconded by Cllr D Williams with all in favour.				
79683	Mr Nathan White	Extension to provide two storey manufacturing factory (Phase 3 project) and ancillary development – TDK Lambda, Kingsley Avenue, Ilfracombe, Devon, EX34 8ES	26/03/2025	
Discussion: Members noted the objection from a consultee for this application, despite this, members felt that the applicant supplied all necessary reports and reassurance therefore leading them to support the plans. Recommendation: Support. Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Newland with all in favour.				
79698	The Pickwell Foundation	Erection of 2 holiday lets on an existing holiday retreat – Land at Crowness Cottage, Lee, Ilfracombe, Devon, EX34 8LN	28/03/2025	
Discussion: After reviewing the application in detail, members expressed concerns about the accessibility of the site, particularly with the anticipated increase in traffic. Additionally, a consultee raised concerns about a potential covenant on the land. Finally, members also voiced worries about the impact of the application, given that the land is within a Natural Landscape (AONB). Recommendation: Object. Motion to object to this application was proposed by Cllr Coates, seconded by Cllr Schofield with all in favour.				
79874	Mr & Mrs Soden	Creation of car parking space and associated works – Gainsboro, Larkstone Crescent, Ilfracombe, Devon, EX34 9PJ	27/03/2025	
Discussion: Members had no major issues with this application, however, did agreed that there should be Construction Management Plan implemented to avoid any issues and reassure residents. Recommendation: Support. Motion to support this application was proposed by Cllr Schofield, seconded by Cllr D Williams with all in favour.				
79722	Mr Jeffrey de Leeuwe	Erection of a single dwelling, detached garage and cycle/garden shed together with associated works - Phoenix Cairn Road Ilfracombe Devon EX34 8DL	03/04/2025	
Discussion: Members raised no major concerns with this application and noted it was in keeping. Recommendation: Support. Motion to support these comments only on this application was proposed by Cllr Schofield, seconded by Cllr D Williams with all in favour.				

79820	Stephan Kemp	Retrospective listed building consent for alterations to dwelling and associated works - Mizpah4 Quayfield Road Ilfracombe EX34 9EN	04/04/2025	
<p>Discussion: Members were not prepared to make a decision on this application until they see what the Heritage officer's views are.</p> <p>Recommendation: Comments. Motion to submit comments only on this application was proposed by Cllr Coates, seconded by Cllr J Williams with all in favour.</p>				
79932	Mr Nigel Vince	Notification of works to trees in a conservation area in respect of formative pruning to X4 Holm Oaks in Church grounds and reduction of encroaching branches into highway (bus clearance), streetlamp and car park. Removing broken branches and deadwood over 25mm diameter - St Philip & St James Church Ilfracombe Devon EX34 9BJ	To note only	
<p>Discussion: This application was noted by members.</p>				
79839	Mr Josh Salfairso	Rear extension to dwelling, creation of driveway and associated works – 69 St Brannocks Park Road, Ilfracombe, Devon, EX34 8HY	07/04/2025	
<p>Discussion: No concerns were raised with this application.</p> <p>Recommendation: Support. Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Newland with all in favour.</p>				
62677	Ilfracombe Town Council Town Clerk	New rugby centre building and demolition of existing rugby club building (amended plans and description)(further amended plans) – Ilfracombe Rugby Club, Brimlands, Chambercombe Park Road, Ilfracombe, Devon, EX34 9QQ	09/04/2025	
<p>Discussion: The members reviewed the application and considered all the consultee responses. However, the councillors found no significant issues with the proposal and decided to weigh the potential public benefits it would bring.</p> <p>Recommendation: Support. Motion to support these comments only on this application was proposed by Cllr Schofield, seconded by Cllr D Williams with all in favour.</p>				
79728	Mark Watkins	Removal of single glazed softwood sash windows & door & replace with UPVC double glazed composite wood effect sash windows and door - 10 Rockcliffe Court Capstone Road Ilfracombe Devon EX34 9BU	10/04/2025	
<p>Discussion: Members raised no issues with this application.</p> <p>Recommendation: Support. Motion to support these comments only on this application was proposed by Cllr D Williams, seconded by Cllr Newland with all in favour.</p>				

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

9. Correspondence – Appeal Notice Correspondence, details attached:

Site Address: Lower Campscott Farm Lincombe Ilfracombe Devon EX34 8LS (Now known as Arwen Wood)

Proposal: Erection of timber building

Application Reference: 13342

Appellant's Name: Mr Craig Erskine

Appeal Reference: APP/X1118/X1118/C/25/3358984

Appeal Start Date: 11 March 2025

Members noted the above correspondence.

10. To review and recommend to Full Council Planning Committee Terms of Reference – Motion to recommend the Terms of Reference, with agreed amendments, to Full Council was proposed by Cllr D Williams, seconded by Cllr Coates with all in favour.

11. Application received under the Licensing Act 2003 –

An application for the grant of a premises licence has been made by:

Live in the South, Ilfracombe Rugby Club, Brimlands, Chambercombe Park Road, Ilfracombe EX34 9QQ as follows:

- 1. To enable the supply of alcohol on the premises Friday to Sunday from 12:00 hours to 21:30 hours.**
 - 2. The provision of regulated entertainment indoors and outdoors Friday to Sunday entertainment 12:00 to 22:30.**
 - 3. The licence will be limited to three events per year over three days**
- The closing date for any representations is 2nd April 2025.**

Members were unable to reach a decision on the representation they would like to provide at this stage, particularly given the numerous responses from residents. They wish to wait for the outcome of the SAG meeting before making a decision. The PO will attempt to obtain the results of this meeting and share them with the members. If needed, members will reconvene to discuss the matter before the closing date.

12. Chairs Discretion – for information only – None received.

The meeting was declared closed at 20:23hrs, the next Planning Committee Meeting will take place Tuesday 22nd April 2025 at 19:00hrs in the Council Chambers.

**Cllr J Williams
Chair
Ilfracombe Town Council**

17/03/2025

Our Ref: 79939
Date: 18 March 2025



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: 79939

**Side extension and extension to existing raised decking at Pebble House Home Lane Lee Ilfracombe Devon EX34 8LR
Grid Ref: 248269; 146462**

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/79939?cuuid=2EE55242-F95C-4F86-8CC4-96FA1C2D28DF> 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: 80002
Date: 25 March 2025



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: 80002

**Change of use to residential dwelling, extension in place of previously demolished barn and associated works at Chambercombe Manor Ilfracombe Devon EX34 9RJ
Grid Ref: 253268; 146809**

We have received an application for the above. The case officer will be allocated and published on the website within 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/80002?cuuid=23F18832-3202-451B-B534-7CA5E7A36553> 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: 80023
Date: 1 April 2025



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: 80023

**Conversion of redundant rural building to a dwelling with associated works at
Livestock Shed Whitestone Farm Lee Devon EX34 8LN
Grid Ref: 249602; 146214**

We have received an application for the above. The case officer will be allocated and published on the website within 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/80023?cuuid=2D67AAA5-1248-4AB1-AA1F-A4E88339C6DC> 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: 79794
Date: 15 April 2025



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: 79794

**Conversion of flat 2 & flat 3 into a duplex flat and creation of a juliet balcony together with creation of 2 off street parking spaces, replacement of window with french doors on lower ground floor level and erection of garden shed at Flat 1, 2 & 3 22 Station Road Ilfracombe EX34 8DJ
Grid Ref: 251503; 146988**

We have received an application for the above. The case officer will be allocated and published on the website within 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/79794?cuuid=FB0739DD-E2B7-4868-9C2E-7A07EDD32CA5> 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

Planning Notes April 2025

APPROVALS

Application	Applicant	Address / Details	Consultation Expiry	ITC Recommendation	NDC Decision	Decision Date
79785	Mr and Mrs Berning	Change of use of ground floor café to residential use – 3 St James Place, Ilfracombe, EX34 9BH	07/03/25	Support	Approved	14/03/2025
79758	Exeter Diocesan Board of Finance Limited	Application for consent for works to trees covered by a tree preservation order in respect of: T20 Cherry Tree for removal T047 Sycamore - remove decaying branch T048 Ash - for removal T049 Cherry - for removal T050 Cherry x3 - for removal T051 Cherry x3 - for removal - The New Vicarage, St Brannocks Road, Ilfracombe, Devon, EX34 8EG	26/02/2025	Support	Approved	17/03/2025
79360	Catherine McKenzie	Removal & replacement of garden decking with new landscaping detail - Flat 11, Cove View Apartments, Sommers Crescent, Ilfracombe, Devon, EX34 9FH	13/03/2025	Support	Approved	04/04/2025
79760	Acorn Blue	Application for a non-material amendment to application 78637 (Application for a non-material amendment 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)) in respect of poor condition of the building) to allow for various alterations to previously approved plans.- Lee Bay Apartments, Lee, Ilfracombe, Devon, EX34 8LR	N/A	N/A	Approved	03/04/2025
79775	Mr Julian Witts	Proposed construction of an artist studio in garden - Little Ridge, Lee, Ilfracombe, Devon, EX34 8LW	11/03/2025	Support	Approved	04/04/2025
76329	Mr Dallyn	Outline application for conversion and redevelopment of existing agricultural barns to up to 4 no. dwelling houses (with all matters reserved) - Whitestone Farm, Lee, Ilfracombe, Devon, EX34 8LN	15/01/2023	Abstain	Approved	04/04/2025
79849	Ms Helen Samuels	Application for consent for works to trees covered by a Tree Preservation Order in respect of felling of 1 in 3 Sweet Chestnut stems - Land to the West of Chambercombe Lane Opposite Chambercombe Manor, Ilfracombe, Devon, EX34 9RJ	19/03/2025	Support	Approved	08/04/2025

79801	Mr Stephen Poore	Replacement of first floor windows with sashed windows - 28 High Street, Ilfracombe, EX34 9DA	19/03/2025	Support	Approved	08/04/2025
79802	Mr Stephen Poore	Listed Building Consent to replace the first floor windows with sashed windows - 28 High Street, Ilfracombe, EX34 9DA	19/03/2025	Support	Approved	08/04/2025
79509	Mr Mabu Shaik	Variation of condition 2 (Approved plans) attached to planning permission 77519 (Conversion of existing 22 bedroom hotel into 13 flats) to raise the height of proposed North extensions - 6-7 Market Street, Ilfracombe, EX34 9AY	07/02/2025	Support	Approved	08/04/2025
79932	Mr Nigel Vince	Notification of works to trees in a conservation area in respect of formative pruning to X4 Holm Oaks in Church grounds and reduction of encroaching branches into highway (bus clearance), streetlamp and car park. Removing broken branches and deadwood over 25mm diameter - St Philip & St James Church Ilfracombe Devon EX34 9BJ	N/A	Noted	Approved	10/04/2025
79729	Mr Alan Glancey	Approval of details in respect of discharge of condition 8 (phase 1 ground contamination survey) attached to planning permission 73513 (Erection of 2 dwellings with associated driveway & amenity space) - Land adjacent to Upendowne, Cairn Road, Ilfracombe, Devon, EX34 8EL	28/02/2025	Noted	Approved	14/04/2025
79839	Mr Josh Salfairso	Rear extension to dwelling, creation of driveway and associated works - 69 St Brannocks Park Road, Ilfracombe, Devon, EX34 8HY	31/03/2025	Support	Approved	14/04/2025

WITHDRAWALS

78575	Mr Josh Easton	Extensions & alterations to dwelling to include alterations to roof - The Hollies Home Lane Lee Devon EX34 8LR	03/07/2024	Support	Withdrawn	14/04/2025
-------	----------------	--	------------	---------	-----------	------------

REFUSALS

79140	Mr Craig Erskin	Retrospective application for the retention of compost toilet & gazebo structure reasonably necessary for forestry activity - Cove Meadow Lower Campscott Farm Lincombe Ilfracombe Devon EX34 8LS	26/02/2025	Support	Refused	28/03/2025
-------	-----------------	---	------------	---------	---------	------------