



Planning Meeting – Monday 19th May 2025

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**ILFRACOMBE TOWN COUNCIL
Planning and Environment Committee Meeting**

**Monday 19th May 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, M Fay (Mayor), J Williams (Deputy Mayor), 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. 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 22nd April 2025**
- 7. To review and recommend for adoption to Full Council Planning Committee Terms of Reference**
- 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
80108	John Brockbank	Creation of a second floor to create additional living space - 78 Princess Avenue Ilfracombe Devon EX34 9LW	15/05/2025	Request emailed for extension to consultation expiry to 21/05/2025
80160	Ms & Mr Helen & Tim Samuels & Bland	Listed Building Consent for the change of use to residential dwelling, extension in place of previously demolished barn and	22/05/2025	

		associated works – Chambercombe Manor, Ilfracombe, Devon, EX34 9RJ		
80119	Mr & Mrs Joe and Kristi Golding	Rear two storey extension to dwelling together with associated works – 4 Hornebrook Avenue, Ilfracombe, Devon, EX34 8HE	20/05/2025	Extension to consultation expiry agreed to morning of 21/05/2025
79961	Mr Richard Wheeler	Replacement of kitchen extractor fan canopy with new canopy - Harbour Lights 26 Broad Street Ilfracombe Devon EX34 9BL	22/05/2025	
80023	Anthony Dallyn	Conversion of redundant rural building to a dwelling with associated works (amended location plan) - Livestock Shed Whitestone Farm Lee Devon EX34 8LN	23/05/2025	
80138	Blue Bay (SW) Developments Ltd	Erection of four dwellings and associated works - Land adjacent Hutton Langleigh Park Ilfracombe	27/05/2025	
80200	North Devon Council	Application for a non-material amendment to planning permission 78083 (demolition of existing buildings and erection of 16 social rented units with associated landscaping and parking in respect of re-orientation of the retaining wall with a 1.1m fence and new footpath to the boundary on the south side together with an additional fence around the bat house – Former Bicclescombe Nurseries, Furze Hill Road, Ilfracombe, Devon	N/A	To note only
80129	Robert Clarke	Part retrospective application or revised proposal following planning approval 79341 for demolition of barn and erection of new dwelling and associated works – Bakers Barn, Lincombe, Lee, Ilfracombe, Devon, EX34 8LL	06/06/2025	
80187	Dominie Dunbrook	Installation of masts to the pirate ship play equipment – Pirate Ship Play Area, Seafront, Ilfracombe, Devon	12/06/2025	

9. NDC Decisions – See Planning Notes

10. Correspondence

11. 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**

14/05/2025



ILFRACOMBE TOWN COUNCIL

MINUTES – 25 – 04

THE COUNCIL CHAMBER, THE ILFRACOMBE CENTRE, HIGH STREET, ILFRACOMBE

Minutes of Planning and Environment Committee Meeting Tuesday 22nd April 2025 at
7.00pm

Members Present:

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

Officers & Public Present:

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

- P2504 -1 Welcome by Chair**
Cllr J Williams welcomed the assembled.
- P2504 -2 To receive and consider for approval, apologies for absence and reasons given.**
Apologies were received from Cllrs M Newland and G Schofield (personal).
- P2504 -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.
- P2504 -4 Chair’s discretion for any matters or announcements for Information Only**
None received.
- P2504 -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.
- P2504 -6 Adoption of minutes & matters arising from actions from 17th March 2025.**
Motion to adopt these minutes was proposed by Cllr J Williams seconded by Cllr Coates with all in favour.
- P2504 -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	
<p>Discussion: Members found no issues with this application and noted the sustainability officer had no comments on the application.</p> <p>Recommendation: Support.</p> <p>Motion to support this application was proposed by Cllr Coulter, seconded by Cllr D Williams with all in favour.</p>				
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

Discussion: This application was noted by members.				
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	
Discussion: Members raised no issues with this application. Recommendation: Support. Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Coates with all in favour.				
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
Discussion: This application was noted by members.				
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	
Discussion: Members echoed the concerns expressed by consultees in regards to there being insufficient information given on specific elements of the application, including the windows, boundaries, and landscaping. Recommendation: Comments. Motion to make above comments on this application was proposed by Cllr Coulter, seconded by Cllr J Williams with all in favour.				
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
Discussion: This application was noted by members.				
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	
Discussion: While Members had no objections to the proposal overall, they requested clarification regarding the car parking spaces, noting that there is insufficient detail on how two cars would be accommodated. Recommendation: Comments. Motion to make above comments on this application was proposed by Cllr Coates, seconded by Cllr Coulter with all in favour.				



P2504 -8 NDC Decisions – See Planning Notes – Read out.

P2504 -9 Correspondence – None received.

P2504 -10 Chairs Discretion – for information only – None received.

The meeting was declared closed at 19:30hrs, the next Planning Committee Meeting will take place Monday 19th May 2025 at 19:00hrs in the Council Chambers.

**Cllr J Williams
Chair
Ilfracombe Town Council**

22/04/2025



ILFRACOMBE TOWN COUNCIL

Terms of Reference for the Planning & Environment Committee

1. Objective

The Committee will act to consider all planning applications and planning issues that may affect the town and make recommendations to the Planning authority

2. Membership:

The committee shall comprise 9 members in total.

- 7 members to be elected at the Annual General Meeting of the Town Council.
- 2 ex-officio members: the Mayor and Deputy Mayor

3. Chair/Vice Chair

To be elected annually at the first committee meeting following the Annual meeting of the Town Council.

4. Quorum

The quorum of the committee shall be 3 Town Council members.

In the event of the meeting being inquorate, the committee has the delegated power to co-opt other members of Ilfracombe Town Council who are present at the meeting.

5. In attendance

The Proper Officer and/or a delegated member of staff may be requested to attend any meeting.

6. Meetings

- Meetings will usually be held on a monthly basis, with a schedule of dates to be agreed by Full Council. (Meeting dates will normally be a Monday but may differ in the event of a bank holiday)
- The Proper officer will 'call' the meeting and summon members to attend in accordance with standing orders
- Public Notices of the meeting shall be given in accordance with the Council's standing orders
- Committee shall be required to examine all applications prior to the commencement of the meeting. The Nominated Officer is to ensure that all information (such as letters of objection or support) available at the time is made available to the Members at the Planning Meeting.

7. Public participation

Meetings are normally open to the public in accordance with the Council's standing orders.

8. Minutes

- Minutes of all meetings will be recorded by the Proper Officer (or delegated) and circulated to all members of the committee and to all Full Council members.
- All resolutions and recommendations made to Full Council shall be recorded in the minutes of the appropriate meeting.

9. Accountability and Scope

The Committee shall consider all planning applications within its delegated powers to be able to make recommendations to the planning authority and act as a consultee on all planning issues that may affect the town.

10. Delegated powers

- The Committee has delegated powers to act on behalf of the Council in relation to determine recommendations on each planning application where the council is designated as a consultee. Any recommendations outside the Committee's terms of reference shall be made by Full Council
- The Chair may hold a pre- agenda meeting with the Nominated Officer to inspect all planning applications received, to review planning decisions notified by the Planning authority and to make sure all applications received are included for debate and recommendation at the next Planning Meeting.
- The Chair, Deputy Chair, or a delegated Member, may attend all the Planning authority's (North Devon Council) site visits and give the Town Council's recommendations and their reasons (whether for approval or refusal) as the principal consultee.
- Where the Town Council resolves to have its own site visit, this will be chaired by the Chair (or Deputy) and, to be valid, must be attended by a further two members of the Committee. The Planning Committee may give the site visiting team delegated powers to recommend on behalf of the Committee.
- To make representations in respect of appeals against the refusal of planning permission
- To identify and make representations to the relevant authorities in respect of enforcement action or any matters considered to be breaches of planning regulations.
- To monitor, review and where necessary make recommendations to the Council for amendments to the planning consultation procedure.
- To deal with any other planning related matter that a meeting of the Full Council considers appropriate to be referred to the Planning Committee.

The Planning & Environment Committee's Terms of Reference are to be reviewed annually at the Council's Annual General Meeting

These Terms of Reference were adopted by the Council at its meeting held on xxxx.

Our Ref: 80108
Date: 17 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: 80108

**Creation of a second floor to create additional living space at 78 Princess Avenue
Ilfracombe Devon EX34 9LW
Grid Ref: 251923; 147411**

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/80108?cuuid=3659FE68-B92F-43F7-BABB-5AFEC46EA2F1> 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: 80160
Date: 22 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: 80160

**Listed Building Consent for the 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/80160?cuuid=7922DC4D-0B22-41C6-9CE0-057C55310AFD> 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: 80119
Date: 22 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: 80119

**Rear two storey extension to dwelling together with associated works at 4
Hornebrook Avenue Ilfracombe Devon EX34 8HE
Grid Ref: 251599; 147244**

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/80119?cuuid=A18BF8F2-2D6C-420D-8309-93318E391115> 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: 79961
Date: 24 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: 79961

**Replacement of kitchen extractor fan canopy with new canopy at Harbour Lights 26
Broad Street Ilfracombe Devon EX34 9BL
Grid Ref: 252279; 147834**

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/79961?cuuid=5107EEDF-CF65-4521-9396-2F9A986E1E62> 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
Case Officer: Mr S. Emery
Date: 30 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**

Further information and/or amended plans have been received and/or the description has been amended in respect of the above application. Full details of the application, including amended information are available to view via the planning tracker on the North Devon Council website, please click here, <https://planning.northdevon.gov.uk/Planning/Display/80023?cuuid=14F8649B-5622-4AC9-8681-E1C8FB3D0C43> to view the documents and submit any additional comments.

If you would like to provide additional comments on the proposal these should be submitted in writing within 14 days of the date of this notification. Representations in respect of the above should be on behalf of the organisation and not personal.

Please do not hesitate to contact us if you require any further information about this application.

Yours faithfully

Mr S. Emery, Case Officer
Planning, Housing and Health
North Devon Council | Lynton House | Commercial Road | Barnstaple | EX31 1DG
Tel: 01271 388334 | E: steve.emery@northdevon.gov.uk |
W: www.northdevon.gov.uk

Our Ref: 80138
Date: 30 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: 80138

**Erection of four dwellings and associated works at Land adjacent Hutton Langleigh Park Ilfracombe
Grid Ref: 251153; 146784**

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/80138?cuuid=71DA60E6-0FA3-421A-A100-2A5AAC48388E> 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: 80129
Date: 9 May 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: 80129

**Part retrospective application for revised proposal following planning approval 79341 for demolition of barn and erection of new dwelling and associated works at Bakers Barn Lincombe Lee Ilfracombe Devon EX34 8LL
Grid Ref: 249959; 145802**

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/80129?cuuid=EDC18216-E673-421D-97C5-0C07A9024218> 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: 80187
Date: 13 May 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: 80187

**Installation of masts to the pirate ship play equipment at Pirate Ship Play Area
Seafront Ilfracombe Devon
Grid Ref: 251946; 147831**

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/80187?cuuid=EAF7BD2A-5BDA-44CA-8BB7-481784A4B73F> 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

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E: Planning@northdevon.gov.uk
W: www.northdevon.gov.uk

Planning Notes May 2025

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>
79874	Mr & Mrs Soden	Creation of car parking space and associated works - Gainsboro, Larkstone Crescent, Ilfracombe, Devon, EX34 9PJ	27/03/2025	Support	Approved	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	Approved	25/04/2025
79820	Stephen Kemp	Listed building consent to regularise alterations to dwelling and associated works – Mizpah, 4 Quayfield Road, Ilfracombe, EX34 9EN	N/A	To note only	Approved	29/04/2025
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	N/A	Support	Approved	29/04/2025
79939	Mr and Mrs Stamp	Side extension and extension to existing raised decking – Pebble House, Home Lane, Lee, Ilfracombe, Devon, EX34 8LR	N/A	Support	Approved	30/04/2025
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	Approved	01/05/2025

WITHDRAWALS

80112	Lisa Cooper	Application for consent for works to trees covered by a tree preservation order in respect of pruning and reducing height of tree – 21 Fore Street, Ilfracombe, Devon, EX34 9DJ	N/A	To note only	Withdrawn	28/04/25
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SPLIT DECISIONS

<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>
79728	Mark Watkins	Removal of single glazed softwood windows & door & replace with UPVC double glazed composite wood effect sash windows and door	10/04/25	Support	Split Decision	08/05/2025